



राजपत्र, हिमाचल प्रदेश

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

मंगलवार, 14 नवम्बर, 2017 / 23 कार्तिक, 1939

हिमाचल प्रदेश सरकार

INDUSTRIES DEPARTMENT
A-Section

NOTIFICATION

Shimla-171002, the 07th October, 2017

No. Ind-A(A)1-2/2017.—The Governor, Himachal Pradesh is pleased to order the upgradation of the post of Law Officer (Industries) (Class-II, Gazetted) to the post of Senior Law

Officer (Class-I, Gazetted) in the pay scale of ₹ 10300-34800+5400 Grade Pay, as a measure personal to Sh. Vijay Kapila, Law Officer, in the Department of Industries, Himachal Pradesh with immediate effect.

The post shall be lowered to the level of Law Officer after the superannuation of Sh. Vijay Kapila.

By order,
Sd/-
Addl. Chief Secretary (Industries).

INDUSTRIES DEPARTMENT
A-Section

NOTIFICATION

Shimla-171002, the 07th October, 2017

No. Ind-A(B)8-2/2013.—In pursuance to the instructions issued by the Department of Personnel, Himachal Pradesh vide letter No. Per(AP)-C-B(2)-2/2015, dated 04th May, 2017, the Governor, Himachal Pradesh is please to regularize the services of Sh. Gaurav Sharma, Geologist, Class-I (Gazetted) in the pay band of ₹ 15600-39100+6600 Grade Pay, with immediate effect, subject to the final decision of CWP No. 4168 of 2013 titled as Puneet Kumar V/s State of HP & others, on the terms and conditions depicted below:—

1. The above regularisation will be treated as fresh direct appointment and will be effective from the date of joining on the regular appointment.
2. He shall remain on probation for a period of two years in the first instance from the date of his joining. The probation period can be extended by the competent authority for one year by assigning reasons in writing under the provision of the Rules.
3. The Officers will be placed at the initial of the pay scale prescribed for the post(s), subject to the conditions that he is qualified as per R&P Rules in vogue, on the date of his initial appointment.
4. He shall have to produce original certificates of academic/Technical qualifications, age, character etc. and have to submit attested copies of all certificates at the time of joining.
5. The regularized Officer should be medically fit for the post being considered for regularisation. The incumbent will have to produce a Medical Fitness Certificate of his fitness duly signed by the Medical Officer of the Government Hospital.
6. The regularization shall be subject to the verification of character and antecedents of the candidate by the Head of the Department.
7. The candidate shall have to furnish a declaration to the effect that if married, he has only one spouse living.

8. The regularized officer belonging to SC/ST/OBC category etc. will furnish the parental certification on the prescribed format issued by the competent authority.
9. In case, the credential of the candidate and any of the certificates/documents produced by him are found false/wrong, at any stage, his services are liable to be terminated.
10. The concerned candidate shall furnish a declaration to the effect that he is not a dismissed employee of any Govt./Semi Govt. Department/Organisation/PSU or any autonomous body. He shall be governed by the rules, regulations and orders in force from time to time as are applicable to other Government servants such as CCS(CCA) Rules, 1965 and CCS(Conduct) Rules, 1964.
11. The Officer will have to pass the departmental examination for further promotion.
12. He shall be liable to be posted anywhere in the State. In case the above terms and conditions are acceptable to the above Officer, he may submit his joining report through proper channel to this Department within a period of fortnight, failing which the above regularisation orders shall be deemed as cancelled.

By order,
Sd/-

Addl. Chief Secretary (Inds.).

INDUSTRIES DEPARTMENT

NOTIFICATION

Shimla, the 28th September, 2017

No. Ind-II(F)11-2/2007-I.—In supersession of this department's notifications bearing No. Ind-II(F)11-2/2007-I, dated 28/6/2016, 01/10/2016 and 06/02/2017, the Governor, Himachal Pradesh, in view of the directions given by the Central Govt. vide letter dated 9/6/2017 under Section 31-A of the Act hereby makes provision for online submission and disposal of applications for registration of Boilers under Section 7(1) of the Boilers Act, 1923 read with Regulation 4(c) of the Indian Boilers Regulations, 1950 framed there under and to ensure time bound delivery of other services and their monitoring at Chief Inspector of Boilers level as under:—

(1) Erection and Registration of new Boiler.—(i) The procedure for erection and registration of new boilers shall be as prescribed under the Boilers Act, 1923 and the Indian Boilers Regulations, 1950 as amended from time to time.

(ii) The owner of boiler shall apply online for permission for erection of new boiler indicating the Inspecting Authority as defined in Section 2(ccd) of the Boilers Act, 1923 and recognised as such by the Central Boiler Board under Indian Boilers Regulations, 1950 which will inspect the boiler during erection. The application for permission for erection shall be accompanied by following documents and fee for registration of boiler:—

- (a) A scanned copy of the certificate of approved Boiler repairer engaged for boiler erection.

- (b) A scanned copy of steamline drawings in isometric view indicating type of welding to be done and bill of material in triplicate duly signed by the owner of boiler and the Design Engineer who designed the steamline.
- (c) A scanned copy of receipt of registration fee of boiler as prescribed in the regulations.
- (d) A scanned copy of the IBR approved welder certificate who will be engaged for welding work.
- (e) A scanned copy/digitally signed Boiler Folder (Form-II) as supplied by the Boiler Manufacturer and duly approved by the Inspecting Authority of the Concerned State consisting of followings:—

- (i) Form-II(1) {Regulation-4(c)(i)},.
- (ii) Form-III constructor's Certificate of Manufacture and Test for Boiler and Boiler components {Regulation-4(c)(ii)},.),.
- (iii) Form-III-C Certificates of manufacture and test of Boiler Mountings and Fittings Regulation-4(g),
- (iv) Form-IV-A Certificates of manufacture and results of test in lieu of original test certificates {Regulation-4(c)(iv)}.
- (v) Scanned copies of drawings for boiler and boiler parts, mountings/accessories.
- (vi) Test certificates of pipes and fittings.

Note:—A copy of Boiler Folder as supplied by the Boiler Manufacturer and duly approved by the Inspecting Authority of the Concerned State shall also be sent in hard copy to the Chief Inspector of Boilers, Himachal Pradesh, Udyog Bhavan, Shimla-1. This will however, not be required if the certificates have been issued by the manufacturer in digital form.

- (f) A scanned copy of the order appointing Inspecting Authority for the erection work.
- (g) Certificates and drawings as prescribed in regulation 4(c),
- (h) The erection shall be done as per provisions under the Boilers Act and the Indian Boilers Regulations, 1950 as amended from time to time and Inspecting Authority shall complete the inspection within 2 days and issue and upload the scanned copy of the Inspection Certificate on "Form IIC" under regulation 4(c)(1) to the Chief Inspector of Boilers online.
- (i) The Chief Inspector of Boilers, if he himself has not supervised erection, on receipt of inspection certificate on "Form IIC" shall issue Provisional Order in Form-V (Regulation 381-e) as provided under Section 9 of the Act within 48 hours online.
- (j) Registry No. to the Boiler shall be issued by the Chief Inspector of Boilers within 30 days as provided under Regulation 386(d) which shall be communicated online to the owner of the boiler for engraving the same on the shell of boiler within 30 days.

- (k) Steam test of the boiler shall be conducted by the Chief Inspector of Boilers within 30 days as provided under Regulation 380(a) of the Boiler Regulations, 1950.
- (l) The procedure for grant of permission to carry out repairs/alterations in boilers shall be same as prescribed for erection of new boiler and the same will be issued by the Chief Inspector of Boilers within 2 days under Regulation 392(iv)(b) after receipt of complete case as per provisions of the Boiler Regulations, 1950.

(2) Renewal of certificate for use of boiler.—2.1 The procedure for renewal of certificate for use of boilers shall be as prescribed under the Boilers Act and the Indian Boilers Regulations, 1950 as amended from time to time. The owner of boiler shall apply online for the renewal of certificate for use of boiler at least one month before the date of expiry of certificate along with fee for renewal of certificate and indicating the date on which the boiler will be offered for inspection and the agency which has been engaged for the inspection of boiler.

2.2 Inspection entries shall be made in the Memorandum of Inspection Book (MIB) as prescribed by the Boiler Engineer as registered by Chief Inspector of Boilers/Competent Person working independently or in employment with the Central Boilers Board recognised Inspecting Authority/Chief Inspector of Boilers as the case may be. The Certificate for use of Boiler in Form-VI shall be issued and uploaded online by boiler engineer/competent person working independently or through Inspecting Authority/Chief Inspector of Boiler as the case may be within 48 hours.

2.3 The General Managers, District Industries centres shall be competent to check Certificate for use of Boiler of any unit operating under his jurisdiction and report violation, if any, through online portal for further action against the Owner of such boiler.

2.4 **Fee:**—The fee to be charged by the Inspecting Authority/Competent Person/Boiler Engineer shall be as may be prescribed by notification by the State Govt,

2.5 **Eligibility conditions for registration as Boiler Engineer:**—(i) The candidate must be a graduate in Mechanical or Production or Power Plant or Metallurgical Engineering from the recognised university or equivalent.

(ii) Has minimum five years experience singly or cumulatively (experience certificate issued by his previous employer(s) duly countersigned by the Chief Inspector of Boilers of the Concerned State) in the following fields related to the Boilers:—

- (a) Design
- (b) Manufacture
- (c) Commissioning
- (d) Operation and Maintenance
- (e) Inspection and Certification during manufacture or operation and maintenance
- (f) High Pressure Welding Inspection.

(iii) Should not be of more than 65 years of age.

(iv) Has no conflict of interest while working as Boiler Engineer.

2.6 Check list for applying online for registration as “Boiler Engineer” shall be as under:—(a) A certificate of degree in Mechanical or Production or Power Plant or Metallurgical Engineering from the recognised university or equivalent.

(b) Five years experience certificate singly or cumulatively (experience certificate issued by his previous employer(s) duly countersigned by the Chief Inspector of Boilers of the Concerned State) in the relevant fields related to the Boilers:-

(c) Date of birth certificate.

(d) A declaration that he will work without any conflict of interest and is not working for any agency which is approved Boiler Repairer and engaged in erection/repairs/cleaning of boilers.

2.7 Terms and conditions for working of Boiler Engineer:—(a) He will be competent to inspect small industrial boilers as defined in the Boilers Act/Indian Boilers Regulations, 1950 as amended from time to time for renewal of Certificate for use of Boilers.

(b) He may upgrade himself to the level of Competent Person by passing the requisite examination conducted by the Central Boiler Board.

(c) The procedure for inspection shall be as prescribed under the Indian Boiler regulations, 1950 as amended from time to time.

(d) Other conditions shall be as applicable to Competent Person under regulation 4(j).

(e) The validity of the certificate issued to Boiler Engineer will be two years from the date of issue which shall be renewed depending upon his compliance of the provisions of the Boilers Act, 1923/Indian Boiler Regulations, 1950 as amended.

(f) Boiler Engineers already registered with General Managers, District Industries Centres shall re-apply online for re-registration enclosing the requisite documents and registration certificate will be issued online.

(g) In case a Competent Person/Inspecting Authority fails to comply with the provisions of the Boilers Act or the Indian Boilers Regulation, 1950, or there is an appeal against the orders passed by them, the provisions of sections 19 to 21 of the Boilers Act shall apply. If the failure is on the part of Boiler Engineer, a show cause shall be issued to him by the Chief Inspector of Boilers. The Boiler Engineer shall submit his reply to show cause notice within 15 days and the Chief Inspector of Boilers will take a decision on the basis of reply of show cause notice within another 15 days. The Boiler Engineer can appeal against the orders of the CIB to the Director of Industries within 30 days from the date of communication of orders of CIB. The Director of Industries shall take a decision on the appeal within 30 days and the same will be final and binding on both the parties.

(3) Recognition of repairers of Boilers and Steam pipes:—(a) The procedure for recognition of Repairers of Boilers and Steam pipes/renewal of Certificate or change of class shall be as prescribed under the Boilers Act and the Indian Boilers Regulations, 1950 {Regulation 392} as amended from time to time.

(b) A person seeking recognition as Repairers of Boilers and Steam pipes or endorsement of his certificate obtained from Inspecting Authority in any other state shall fill questionnaire form

for repairer of boilers/economiser/steam line/feed water lines in "FORM XVIII" online for the grant of recognition/renewal of recognition/endorsement of his certificate as the case may be.

(c) The checklist of documents to be supplied as scanned copies shall be as under:—

- (i) Application form/questionnaire "FORM XVIII" as prescribed in regulations {392(4)}.
- (ii) A copy of the EM-II filed in respect of the workshop set up by the applicant.
- (iii) Scanned copies of the Welder Qualification Certificates in Form-XII in respect of welders employed by him.
- (iv) Scanned copies of his own Educational/Professional qualifications and the managers employed by him.
- (v) Details of design facilities set up.
- (vi) Details of labs set up and testing instruments available.
- (vii) A scanned copy of the existing certificate of recognition of Repairer of Boilers and Steam pipes.
- (viii) A scanned copy of receipt of application fee.
- (ix) A scanned copy of the receipt for endorsement fee for Welder Qualification Certificates in Form-XII in respect of welders employed by him.

(d) The applicant shall indicate date of inspection for his workshop and Chief Inspector of Boilers shall conduct the inspection on the date so fixed and if found satisfactory, shall issue the digitally signed certificate within 30 days as provided under regulation 392(5).

(4) Recognition of Manufacturer of Boilers and Steam pipes.—(a) The boiler manufacturer may apply online for issue of registration certificate/renewal of registration certificate to the Chief Inspector of Boilers.

(b) The construction of boilers shall comply with the requirements as prescribed under Regulation 4.

(c) A copy of the EM-II filed in respect of the workshop set up by the applicant.

(d) Scanned copies of the Welder Qualification Certificates in Form-XII in respect of welders employed by him.

(e) Scanned copies of his own Educational/Professional qualifications and the managers employed by him.

(f) Details of design facilities set up.

(g) Details of labs set up and testing instruments available.

(h) A scanned copy of the existing certificate of recognition of Repairer of Boilers and Steam pipes.

(i) A scanned copy of receipt of application fee.

(j) A scanned copy of the receipt for endorsement fee for Welder Qualification Certificates in Form-XII in respect of welders employed by him.

(k) Application for renewal of approval shall be submitted at least 15 days before the expiry of recognition certificate.

The applicant shall indicate date of inspection for his workshop and Chief Inspector of Boilers shall conduct the inspection on the date so fixed and if found satisfactory, shall issue the digitally signed certificate within 30 days.

5. Time limit for various activities shall be as prescribed in Appendix-M of the Regulations as incorporated vide notification no. G.S.R. 427(E) dated 2nd May, 2017.

By order,
TARUN KAPOOR,
Addl. Chief Secretary (Industries).

INDUSTRIES DEPARTMENT

NOTIFICATION

Shimla, the 23th October, 2017

No. Ind-A(A) 4-2/2003.—In continuation of this department Notification of even no. dated 17-09-2015 vide which Shri Chander Shekhar was appointed as Vice-Chairman of H.P. State Handicrafts and Handloom Corporation, in exercise of power conferred of Memorandum of Articles of Association of the Corporation, the Governor, Himachal Pradesh is pleased to accept the resignation of Shri Chander Shekhar Vice Chairman, of H. P. State Handicrafts and Handloom Corporation with immediate effect.

By order,
Sd/-
Addl. Chief Secretary (Inds.).

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FOREWORD

Parwanoo town, on Chandigarh-Shimla-Kaurik National Highway-5 is a gateway to Himachal Pradesh. Situated in the lap of Kasauli range of outer Himalayas, it is fast developing into an important industrial-cum-commercial town in the State. Construction of this industrial township was taken up by the Himachal Pradesh Government during 1970's at a virgin site. Due to its location on the boundary of the State near to a major broad gauge rail terminal of Kalka, it is a fast growing urban centre. Besides industries, it has yet another big potential for establishing wholesale fruit, vegetable and timber export market.

Parwanoo has expanded along old National Highway- 22 and Parwanoo-Kasauli road, due to availability of serviced land. For ensuring regulated and planned development of town, Government of Himachal Pradesh, vide Notification No. PW(B)-15(1)-3/84/dated 3rd December, 1985 extended Himachal Pradesh, Town and country Planning Act, 1977 (Act No. 12 of 1977) to Parwanoo Planning Area. Subsequently, existing land use of the Planning Area was prepared and adopted/ frozen vide Notification No. HIM/TP-Par-DP/86- 5512-5771 dated 31st October, 1986.

The Revised Development Plan has been prepared under provisions of Sections 18 and 19 of the Himachal Pradesh Town & Country Planning Act, 1977. The plan has been contemplated after detailed surveys and studies of the Planning Area as well as interaction with eminent citizens, public representatives, NGO's, and various State Government Departments. The Development Plan was notified for public objections and suggestions *vide* Notice No. HIM/TP/PJT/D.P. Parwanoo/2009/Volume-IX-6008-18 Shimla, dated 21.08.2015. Devised for the plan year 2031, the Development Plan envisages for additional area of 312.52 hectares for additional urban uses.

The plan proposals are proposed to be implemented by the Development Authority, Municipal Council and Gram Panchayats falling in Planning Area. Land pooling and reconstitution mechanism through public participation shall be the basis of implementation of this plan.

The contribution made by all Officers/Officials of Sub-Divisional Town Planning Office, Parwanoo and Divisional Town Planning Office, Solan as well as Directorate in formulation and drafting of this Development Plan is hereby acknowledged.

Date:

Sd/-
Sandeep Kumar
Director, Town & Country Planning Deptt.
Himachal Pradesh, Shimla-9

CHAPTER – 1**THE CONTEXT**

- 1.1 Parwanoo town, on Chandigarh-Shimla-Kaurik National Highway-5 is a gateway to Himachal Pradesh. Situated in the lap of Kasauli range of outer Himalayas, it is fast developing into an important industrial-cum-commercial town in the State. Construction of this industrial township was taken up by the Himachal Pradesh Government during 1970's at a virgin site. Due to its location on the boundary of the State near to a major broad gauge rail terminal of Kalka, it is a fast growing urban centre. Besides industries, it has yet another big potential for establishing wholesale fruit, vegetable and timber export market.
- 1.2 Parwanoo has expanded along old National Highway- 22 and Parwanoo-Kasauli road, due to availability of serviced land. For ensuring regulated and planned development of town, Government of Himachal Pradesh, vide Notification No. PW(B)-15(1)- 3/84/dated 3rd December, 1985 extended Himachal Pradesh, Town and country Planning Act, 1977 (Act No. 12 of 1977) to Parwanoo Planning Area. Subsequently, existing land use of the Planning Area was prepared and adopted/ frozen vide Notification No. HIM/TP-Par-DP/86-5512-5771 dated 31st October, 1986.
- 1.3 This Development Plan of Parwanoo Planning Area contemplates increase of population from 21,075 in 2011 to 46,800 by the year 2031, out of which 40,000 population is anticipated to reside within urbanisable limits of Planning Area. Keeping in view the requirements for residential, commercial, industrial, Govt. offices, parks & open spaces, traffic transportation and services, 312.52 Hectares of additional area shall be required, increasing present 346.44 Hectare urban area to 658.96 Hectares by the year 2031. Phasing, Costing and implementation of Development Plan has been contemplated by integrating it as part of Five Year Plans and keeping in the view development priorities to meet needs of growing population. Botanical and Zoological park can be developed by the Forest or Ayurvedic Department and as other major proposals are concerned, the land has to be arranged, acquired and the same developed by the Development Authority and respective agencies through public-private partnership. Zoning and Sub-division Regulations have been framed to achieve objectives of planned and regulated growth.

CHAPTER –2**TOWN OVER TIME****2.1 Nomenclature**

Parwanoo is situated at the gate way of Himachal Pradesh in the lap of Kasauli range of the outer Himalyas. The name of this town has been derived from “Parwanun” hill. Though this town has been developed as an industrial town by the State Govt. but it has attained a status of a major whole sale commercial center of the State as well. This town was got conceived through C.P. Kukreja, Architect Planner, a private consultant in the year 1970 and developed by the then H.P. Housing Board now Himachal Pradesh Housing and Urban Development Authority (HIMUDA). The town had been developed into six Sectors initially by the HIMUDA. By virtue of its prime location at gateway of Himachal Pradesh and on old National Highway-22 and new Bye- Pass (National Highway-5), narrow gauge Railway head as well as connectivity, this town has saturated at a point whereby it was imperative to constitute a Planning Area by amalgamating major revenue villages adjoining

to the town which has a direct impact on the over all environment of the town. Therefore, as a result of it, the Govt. of Himachal Pradesh had constituted Parwanoo Planning Area encompassing Tirron, Ambota, Gumman, Kamli, Taksal, Dangyar, and Deli revenue villages in its ambit.

2.2 Historical Evolution

At the time of establishment of industrial township in the year 1970 this area was administered by the Gram Panchyats known as Taksal and Masoolkhana. Keeping in view of activities of the area Govt. has created Notified Area Committee in the year 1979. Thereafter in 1999 Notified Area Committee was up-graded to Municipal Council. From administrative point of view Parwanoo falls under the jurisdiction of Tehsil Kasauli but for discharging administrative duties in the Govt. functions the post of Assistant Commissioner has been created by the Govt. who is responsible for handling the law and order situation of the town.

2.3 Municipal Council

In the year 1999 N.A.C. Parwanoo was upgraded as a Municipal Council spread over 2.94 Sq.Km. having present population of 8758 as per 2011 census.

2.4 Status

Parwanoo town is not a administrative unit. The nature of the town is industrial cum Trade and Commerce.

2.5 IMPERATIVES

- 2.5.1 In view of excellent location of this town as is called gateway to State capital of Himachal Pradesh, it has a major attraction for establishment of industries, trading of commercial pursuits. This area is required to be planned in such a way so that industrial, commercial needs are met with in a planned and regulated manner. Therefore this revised Development Plan is going to focus on different aspect as mentioned above.
- 2.5.2 Keeping in view its importance, this town was basically divided into six Sectors to cater for needs of population i.e. residential, commercial and industrial. Therefore, in view of analysis, site conditions, its linkages, level of functions likely to come therein, social cultural characteristics, the town is proposed to be developed in following manner.
- 2.5.3 For the purpose of residential, commercial, industrial requirements town is further proposed to be developed into sizable Sectors.
- 2.5.4 Harmony in land uses and circulation is proposed to be ensured.
- 2.5.5 Existing Abadis/Adadi Deh are proposed to be retained in its original shape. For their expansion additional land all around shall be ensured.
- 2.5.6 In view of shortage of developable land, the maximum stress is proposed to develop the town vertically comprising of 4 storyes in general and having parking provisions at two floors wherever access is available and more than that in case of institutional buildings and public/private Sector . The air, sun and light and greenery are proposed to be given due consideration.

- 2.5.7 The town is proposed to possess an overall density of 56 persons per Hectare. Residential density is likely to be about 315 persons per Hectares. This density is likely to vary from zone to zone depending upon economic stratification, Socio- cultural and functional requirements.
- 2.5.8 Basic requirements of life in terms of social and physical infrastructure shall be made available for each Sector.
- 2.5.9 Day to day facilities such as health, education, shopping, telecommunication, local parks, libraries, club, reading rooms , parking , are proposed to be provided in each cluster so that the quality of life is maintained.
- 2.5.10 Industrial activities shall be encouraged by ensuring pollution free environment.
- 2.5.11 Transport Nagar and Truck stand, Bus Stand, city parks, Botanical/zoological Park, college and other town level institutions are proposed at suitable locations of the town on Govt. land.
- 2.5.12 Adequate measures for parking of vehicles are proposed within the premises of the houses/industry and for Community parking suitable locations are proposed as to avoid parking problem.
- 2.5.13 Channelization of streams/choes is proposed by putting various methods such as crate walls, plantations etc.

CHAPTER 3

PLANNING AREA

3.1 Planning Area

Keeping in view, planning requirements and growth trends, Govt.of Himachal Pradesh *vide* notification No. PW (B)-15 (1) 3/84 dated 3rd December 1985 extended Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) to Parwanoo, constituting it as Planning Area.

TABLE1.Settlements falling within Parwanoo Planning Area and theirpopulation.

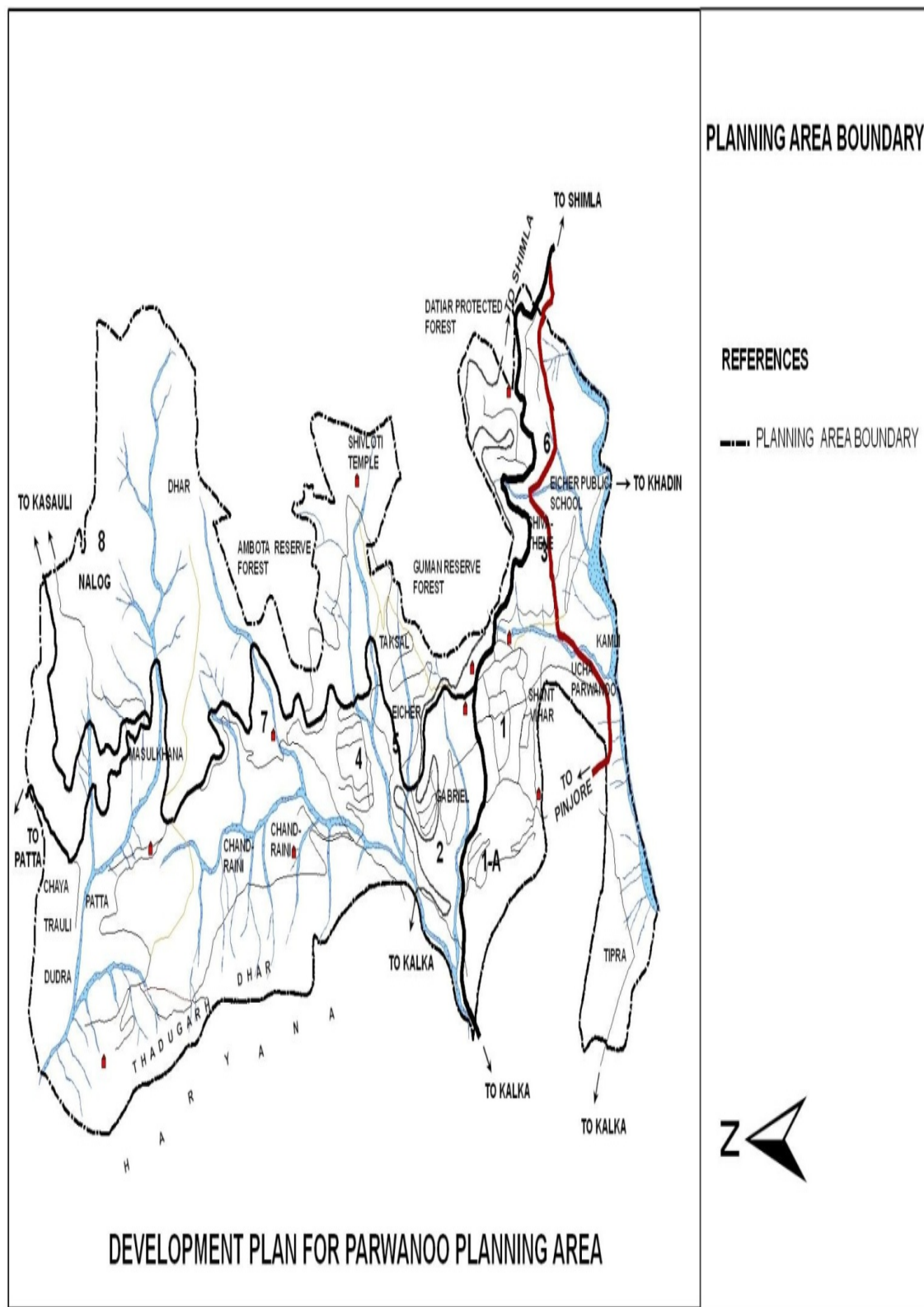
| Sr. No. | Name of Revenue Village | Had bast No of Revenue Village | Area in Hectares | Population 2001 | Population 2011 | Patwar circle |
|---------|---|--------------------------------|------------------|-----------------|-----------------|---------------|
| 1. | Tiron(Tiron,Up-mohal Dahar,Up-mohal Nalog, Up-mohalChandrani) | 85 /959 | 292.29 | 706 | 1372 | Tiron |

| | | | | | | |
|--------------|---|--|---|------|------|-------|
| 2. | Ambota(Ambota, Up-mohal Naryal, Up-mohal Dubla, up-Mohal Annu, Up-mohal Sec.-4, Up-mphal Sec.-5) | 85 /952 | 282.31 | 901 | 2765 | Tiron |
| 3. | Gumman(Gumma, Up-mohal Sec.-1, Up- Mohal Sec.-3, Up-mohal sec.-6, Up-mohal Tipra) | 85 /949 | 121.60 | 706 | 2255 | Tiron |
| 4. | Kamli | 85 /948 | 97.42 | 772 | 942 | Tiron |
| 5. | Taksal | 85 /951 | 17.12 | 1874 | 3162 | Tiron |
| 6. | Dangyar (Dangyar, Up-mohalsec-2) | 85 /950 | 24.35 | 469 | 1217 | Tiron |
| 7. | Deli | 8 5 /131 | 07.66 | 424 | 604 | Jabli |
| 8. | Parwanoo | No Revenue vill. exists as such | The area included in above revenue villages | 8609 | 8758 | Tiron |
| Total | 842.75 Hects | 14461 | 21075 | | | |

Note:—The area in Hectares has been calculated in view of standards being presently following by the Local village Revenue Officer. New up Mohals created in the settlement shown within the bracket.

Sources:—

1. Revenue Department.
2. District Census compact disc (CD), Solan, 2011.
3. Municipal Council, Parwanoo.



According to 2001 census, District Solan has 4,99,380 population which was 8.22% of total population of the State. Population of the District has increased to 5,80,320 as per 2011 census which is 8.46 percent of the State population. It had growth rate of 16.20 percent during 2001-2011, decade, as compare to 34.58% during 1991- 2001. Population of District is likely to grow at faster rate in future and part of which is bound to migrate to nearest growth centre in search of employment. Majority of population of the region is dependent upon primary activities like agriculture and forests. Potato, Tomato, Ginger, Mushroom and other off season vegetables are the main cash crops of the District.

3.2 Extent of Planning Area

The total Parwanoo Planning Area comprises of 842.75 Hectares area having revenue villages namely Tirron, Ambota, Gumman, Kamli, Taksal, Dangyar, Deli- Datar and Parwanoo Municipal Council.

3.3 Boundaries of Planning Area

NORTH:

Bounded by Shieli Handbast No. 960 and reserve forests No. 1/55 then following 2/222 and 2/220 then following outer limits of Khasra No 709,710,1036, 861 and 866 of Ambota merging with outer limits of Ambota Nallah Khasra No. 1038/866, 1044/961, 1056/710, 1056/980/3 and bounded by forest 2/219,217/205 and 54/51.

EAST :

Starting from forest 54/ 51 then following forest DPF 144 upto Kaushalya Nadi.

SOUTH:

Bounded by Kaushalya Nadi and linked with Haryana boundary excluding Parwanoo forest No. 1/61.

WEST:

Starting from Kalka bridge, following Haryana boundary and merging with Himachal Pradesh forest Chandraini and bounded with Tipra.

3.4 Shape and Size of Planning Area

Parwanoo Planning Area is partially plain and predominantly hilly in nature. The area is spread 5 K.M. along Kalka – Shimla old National Highway-22, 8 K.M. Parwanoo – Kasauli road & 3 K.M. Parwanoo – Kamli road. The Planning Area is having zig zag shape.

3.5 Setting

Parwanoo town is situated at an altitude of about 750 metres above Mean Sea Level in District Solan. It has 30° 51' North latitude and 76° 57' East longitude. The town is connected by National Highway-5 and old National Highway-22 from Delhi, Chandigarh, Patiala, Ludhiana, Shimla, Kinnaur and Sirmour District and Kasauli, Baddi, Barotiwala and Nalagarh of Solan District. Parwanoo is also connected with world heritage Kalka-Shimla narrow gauge railway line built by the Britishers a century ago with other parts of the Country. Parwanoo is located on the bowl shaped land amidst Tirron, Ambota, Gumman forest range, Parwanun hill and Thadugarh Dhar. A number of rivulets are passing through Parwanoo and join the Kaushalya river which is flowing in the East of Parwanoo and Chandraini Khud on the North.

3.6 IMPERATIVES:

- 3.6.1** The Development Plan of Parwanoo Planning Area had been operative since 18-7- 1996. Due to rapid growth of developmental activities lot of changes occurred during this period. Therefore this Development Plan of Parwanoo Planning Area is being revised. In view of the facts stated above the limits of urbanizable area have been increased to cater the needs for projected population and period.

CHAPTER 4
REGIONAL SECENARIO**4.1 Parwanoo Region**

Parwanoo Planning Area is situated in the lap of the outer Himalyas. The area forms a part of Shiwalik hills, as such, have a hill character. Parwanoo town has number of small hills around it geographically, the area is in the periphery of Solan District having boundaries with Haryana.

- 4.1.1** Town forms a part of region which comprises of Solan, Shimla, Kinnaur because this region has accessibility from National Highway-5 and old National Highway-22. This region has immense potential for agro based industries like rollerflour mills, Alcoholic beverage, fruit juices, pickles, ginger and ginger products, card board, packaging of fruits, and whole sale markets, and hotel industry. Therefore, the area is having potential for resource based industries besides other.

4.2 Regional Linkages

- 4.2.1** After Baddi, Parwanoo is the 2nd largest industrial area of the State located in the outer boundary of Himachal Pradesh near to Kalka, Pinjore, Panchkula and city beautiful Chandigarh. The distance from Parwanoo to Kalka, Pinjore, Panchkula, Chandigarh and Solan is 2, 7, 22, 35 and 40 Kms respectively.
- 4.2.2** The regional linkages of industries of Parwanoo are with Chandigarh, Ludhiana, Delhi and alike for marketing of finished goods.
- 4.2.3** The Planning Area forms part of Kasauli Tehsil of District Solan and falls under Development Block Kuthar.
- 4.2.4** Parwanoo is well connected by roads and railways from Delhi, Chandigarh, Ludhiana, Shimla, Solan, Bilaspur, Una, Hamirpur, Ambala and Sirmour District. With the opening of fruit and vegetable wholesale market committee by the State Govt., the town is likely to grow at faster rate.

4.3 IMPERATIVES

- 4.3.1** Inview of the industrial package given by the Govt. of India existing area within urbanisable area of Parwanoo has been choked due to large scale establishment of small and medium industries. Therefore it is imperative to have a fresh look to devise the new approach for accommodating the future development of Parwanoo Planning Area in a planned manner.

CHAPTER –5**PHYSICAL AND ENVIRONMENT CONSIDERATIONS****5.1 Physiography**

Parwanoo Planning Area is situated in the outer Himalayas facing south direction. It is hilly in character having predominantly bamboo forests over Govt. as well as private land, small terrace agriculture fields, steep slopes, natural nallahs and zig-zag roads. The Eastern slope of Chandraini is gentle slope and Southern slope of Ambota, Gumman, Taksal and Tirron is steep to gentle slope. Limited scope thus remains for development due to steep slopes and forest covers.

5.2 Climate :

Parwanoo Planning Area has moderate and salubrious climate due to its location and existence of golden bamboo forests, around. Average yearly rainfall is about 150 cms. Temperature varies from 8° C to 44° C. Most of the rain fall occurs from July to September. However, sufficient rain fall is received in winter also.

5.3 Vegetation

Parwanoo Planning Area consists of predominantly golden bamboo forests followed by khair, mangos tree, shrubs, local species of tree etc.

5.4 Geology and Soil.

Parwanoo Planning Area is surrounded by Parwanun hills, Ambota, Tiron, Gumman, Thadugarh Dhar and Chandraini forest hills and Kaushalaya Khad on eastern side. Barring Parwanoo, other area is gently sloping. Geological formation of Parwanoo Planning Area is generally of sands, stone and clay. The soil formulation of Parwanoo Planning Area is sandy and clayey. The bearing capacity of soil is 15 Tons per square Metre which is suitable for urban development excluding river/nallahs side and steep slopes for super structures.

5.5 Environmental Concerns

Due to mass scale developmental activities in the Planning Area pressure on open vacant land is mounting tremendously. As a result of it, hill cutting is enormous which is degrading the existing environment, soil erosion which further leads to choking of natural drainage. This requires scientific management so as to avoid further degradation of environment. The social environment is undergoing deterioration on account of large scale industrial workers who happen to be outsiders.

5.6 Eyesores of Parwanoo

There are few segments in the vicinity of Parwanoo Planning Area where haphazard development activities have taken place such as Parwanoo-Kasauli road, Kasauli- Parwanoo Chowk, villages namely Purla, Taksal and Tipra.

5.7 SPATIAL IMPERATIVES OF BUILT UP AREA

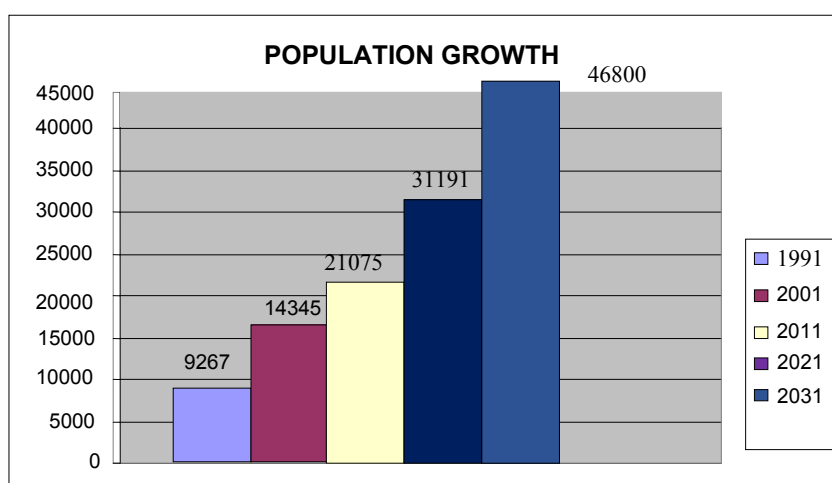
- 5.7.1** Since Parwanoo town is a planned one and main thrust of construction is found in Sector-1 and 2, but generally it is observed that new areas adjacent to Sector-4 and along Parwanoo-Kasauli road, Kamli road are witnessing huge construction activities in view of industrial package, thereby it is seen that ribbon development is taking place along Kasauli road, and Parwanoo- Shimla National Highway.

CHAPTER-6**DEMOGRAPHIC CHARACTER****6.1 Population Growth**

Population of Parwanoo Planning Area has increased from 5186 to 9267 in 1991, 14345 in 2001 and 21075 in 2011 respectively. The growth rate of population during 1981 to 1991 decade was 78.69 % due to establishment of new industrial units and expansion in the existing one and during 1991 to 2001 is 54.80 % which further decreased to 46.91% during 2001 to 2011. The growth of town is anticipated to be about 48.00 % during 2011 to 2021 decade and 50% during 2021 to 2031. On the basis of aforesaid growth rate the population of Parwanoo Planning Area shall be 46,800 in 2031.

TABLE: -1.
POPULATION PROJECTIONS FOR PARWANOO PLANNING AREA.

| YEAR | POPULATION | GROWTH RATE PERCENTAGE |
|------|------------|------------------------|
| 1991 | 9267 | - |
| 2001 | 14345 | 54.80 |
| 2011 | 21075 | 46.91 |
| 2021 | 31191 | 48.00 |
| 2031 | 46800 | 50.00 |



Source: i) Projections based on population data of Gram Panchyats, Census 2001

ii) Census Data, 2011

6.1.2 Population growth and growth rate for various towns of District Solan are given as under :-

Table -2. Population and growth rate of Towns in Solan District.

| Sr. No. | Name of Town | Population 1991 | 2001 | 2011 | Growth in % age 1991-2011 |
|---------|---------------|-----------------|------|-------|---------------------------|
| 1. | Arki N.P. | 1976 | 2877 | 3040 | 53.84 |
| 2. | Nalagarh M.C. | 7448 | 9448 | 10708 | 43.77 |
| 3. | Subathu C.B. | 3700 | 5719 | 3685 | -0.40 |

| | | | | | |
|----|---------------|-------|-------|-------|-------|
| 4. | Solan M.C. | 21750 | 34206 | 39256 | 80.04 |
| 5. | Dagshai C.B. | 2663 | 2750 | 2904 | 09.04 |
| 6. | Parwanoo M.C. | 5856 | 8609 | 8758 | 49.55 |
| 7. | Kasauli C.B. | 4385 | 4990 | 3885 | -1.14 |

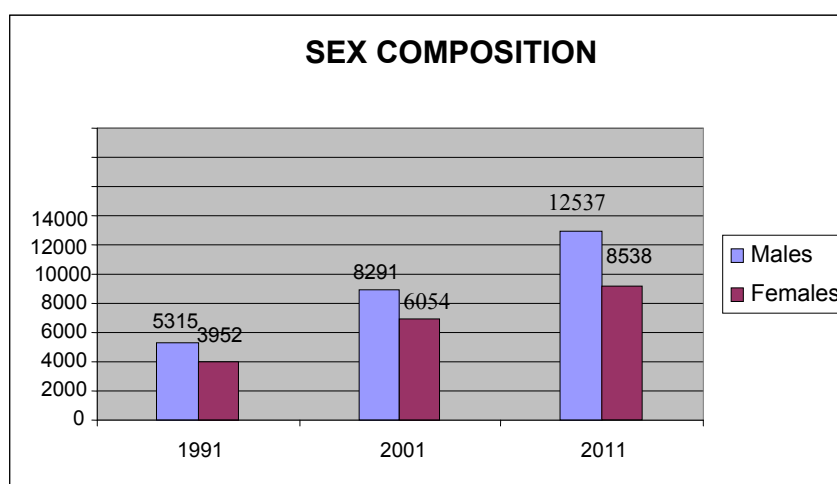
Source :- District census Solan 2011.

6.2 Sex ratio and Age structure

In 2001 for a thousand males there were 744 females in Parwanoo Planning Area against sex ratio of 853 and 970 for Solan District and Himachal Pradesh respectively. Similarly sex ratio of Planning Area has been registered as 681 against 884 of District Solan and 974 of State as per the census of 2011. It is obvious from the figure that most of the employees of Planning Area are living without their families. Sex structure of population during last decades is given as under:—

TABLE -3 SEX COMPOSITION OF POPULATION IN PLANNING AREA 1981- 2011

| Year | Males | Females | Females per 1000 male |
|------|-------|---------|-----------------------|
| 1991 | 5315 | 3952 | 744 |
| 2001 | 8291 | 6054 | 744 |
| 2011 | 12537 | 8538 | 681 |

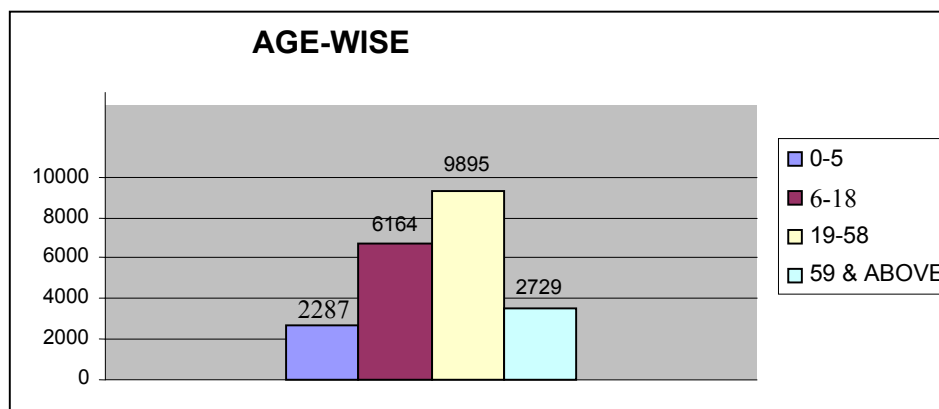


Source: Census Department.

It is obvious from the above table that though the sex ratio during last two decades is increasing virtually but during last decade from 2001 to 2011 it is again decreasing and it indicates the plight of social fabric of the Planning Area. These imbalances of sex ratio will ultimately breakdown the social fabric. Therefore, it is suggested that special care should be taken to provide all suitable measures to encourage female employment in Parwanoo by providing adequate and cheap housing, education, health care, child care centers and congenial atmosphere. Moreover family accommodation needs to be created in the organized sector.

TABLE -4 AGEWISE CLASSIFICATION

| Age in years | Population | Percentage |
|--------------|--------------|---------------|
| 0-5 | 2287 | 10.85 |
| 6-18 | 6164 | 29.25 |
| 19-58 | 9895 | 46.95 |
| 59+above | 2729 | 12.95 |
| Total | 21075 | 100.00 |



Source: Census data, 2011.

The above table shows that 40.10 % of the population is under 19 years old and 12.95% population is above 58 years which altogether constitute 53.05% of the total population. This large segment of population is dependent upon 9895 persons of the total population. 29.25 % population which constitutes 6-18 years age group will shift over to the above age group of 19-58 years for which provision of employment has to be made on priority.

6.3 Marital Status and Level of Education

Literacy in Parwanoo Planning Area as per 2011 census has been found to be 74.38% as compared to 83.68 % of District Solan and 83.78% of Himachal Pradesh. It is pertinent to mention here that female literacy rate had increased during the preceding decade, the reason being awareness in the society, particularly among females. Higher literacy rate of Parwanoo Planning Area as compared to District Solan is attributed to the migration of educated people working in the industrial establishments.

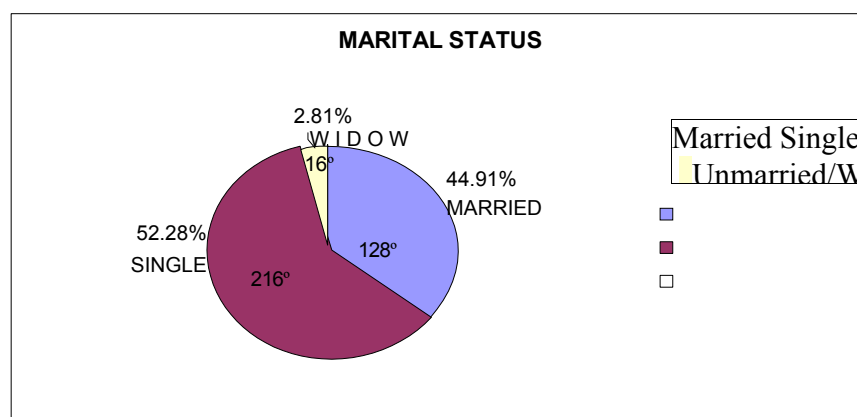
TABLE-5 Literacy percentage during 1981-2011 (Male/Female)

| Year | Total Pop. | Total literate | Male | Percentage | Female | Percentage | Total percentage of population |
|------|------------|----------------|------|------------|--------|------------|--------------------------------|
| 1991 | 9267 | 4076 | 2568 | 63.00 | 1508 | 37.00 | 43.98 |
| 2001 | 14345 | 10854 | 6799 | 62.64 | 4055 | 37.35 | 75.66 |
| 2011 | 21075 | 15676 | 9559 | 61.00 | 6117 | 39.00 | 74.38 |

Source: Census Data, 2011.

TABLE -6Marital Status

| Sr. No. | Marital status | Persons | Percentage |
|---------|------------------|--------------|---------------|
| 1. | Single | 11017 | 52.28 |
| 2. | Married | 9464 | 44.91 |
| 3. | Unmarried/ Widow | 594 | 02.81 |
| | Total | 21075 | 100.00 |



Source: Census Data, 2011.

6.4 Distance and Travel Mode for Education

The distance for educational facilities for primary as well secondary education varies from 500 Mtrs. to 3-4 Kms and for graduation and post graduation is also 3 Kms. to 40 Kms.

6.5 Distance and Travel Mode for work

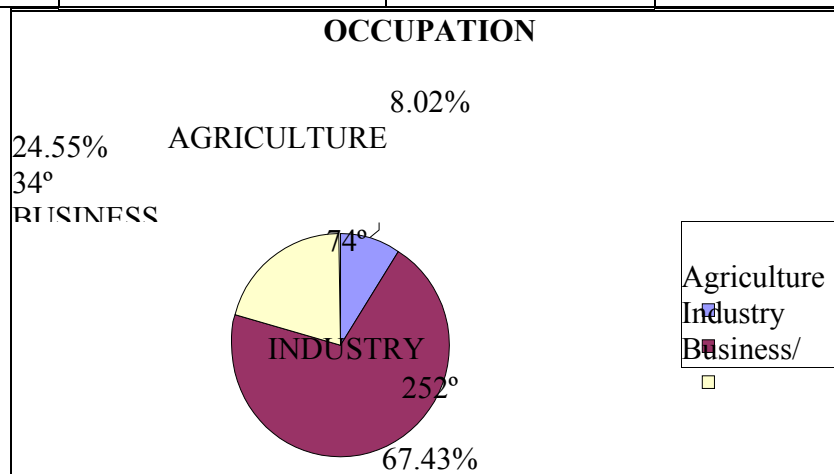
The workers of industrial area of Parwanoo reside within a walking distance of 2 to 5 Kms. Most of industrial workers reside in the periphery of Parwanoo town and large number of workers reside in Kalka and Pinjore town. The number of workers who commute from Kalka cannot be defined in terms of percentage. None of the industrial houses has constructed residential accommodation for their workers. But two working women hostels are functioning in Parwanoo. Workers at large commute to their work place by public transport or on foot. Some industries have deputed vehicles for this purpose but percentage is very small.

6.6 Occupational structure

Parwanoo town is dominated by secondary sector as 60.01 percent workers were engaged in this Sector, in 2011. Out of total population of Planning Area 12675 are workers. High ratio of workers in the Planning Area is due to functioning of large number of industries and whole sale business activities. It is anticipated that participation will increase in near future reason being that 919 new Industrial units have been registered with the Industry Department up to June 2009 with an expected investment of Rs. 389.00 crores which will provide employment to 22000 workers in near future.

TABLE -7 OCCUPATION.

| Sr. No. | Occupation | No. of workers | Percentage |
|---------|-------------------|----------------|---------------|
| 1. | Agriculture | 1017 | 08.02 |
| 2. | Industry | 8546 | 67.43 |
| 3. | Business/Services | 3112 | 24.55 |
| | Total | 12675 | 100.00 |



Source: i) Industry Department.
ii) Census 2011

6.7 ANTICIPATION OF WORK FORCE

Table -8 ANTICIPATION OF WORK FORCE 2001 -2031.

| Year | Total Population | Percentage of workers of total population | Total workers |
|------|------------------|---|---------------|
| 1991 | 9267 | 42.00 | 3892 |
| 2001 | 14345 | 60.17 | 8631 |
| 2011 | 21075 | 60.14 | 12675 |
| 2021 | 31191 | 62.74 | 19571 |
| 2031 | 46800 | 59.62 | 27894 |

Source :i)Single Window System, Deptt. of Industries.
ii) Census, 2011.

It is envisaged that participation ratio of workers in tertiary sector has attained the status of saturation. Therefore there is no big scope for further increase in this Sector. Occupational structure as anticipated is given below:-

TABLE -8.1.SECTORWISE PROJECTION OF WORK FORCE IN PARWANOO PLANNING AREA1991-2031

| Sector | Workers in 2001 | Percentage | Workers in 2001 | Percentage | Workers in 2001 | Percentage | Workers in 2031 | Percentage |
|-----------|-----------------|------------|-----------------|------------|-----------------|------------|-----------------|------------|
| Primary | 802 | 9.29 | 1217 | 9.60 | 1584 | 8.09 | 2440 | 8.75 |
| Secondary | 6052 | 70.12 | 9535 | 75.23 | 14216 | 72.64 | 19608 | 70.29 |
| Tertiary | 1777 | 20.59 | 1923 | 15.17 | 3771 | 19.27 | 5846 | 20.96 |
| Total | 8631 | 100.00 | 12675 | 100.00 | 19571 | 100.00 | 27894 | 100.00 |

SOURCE: i) Census Data 2011

ii) Single Window System, Deptt. of Industry, Parwanoo.

Agriculture Sector has no scope to accommodate additional population but there is ample scope in Secondary and Tertiary Sectors. This will reflect during next years when the industries under the process of establishment will start functioning. This will invite other allied activities such as trade and commerce etc.

6.8 Family Size

There are 5268 households comprising 21075 population of Planning Area, thereby family size comes to 4 persons per family.

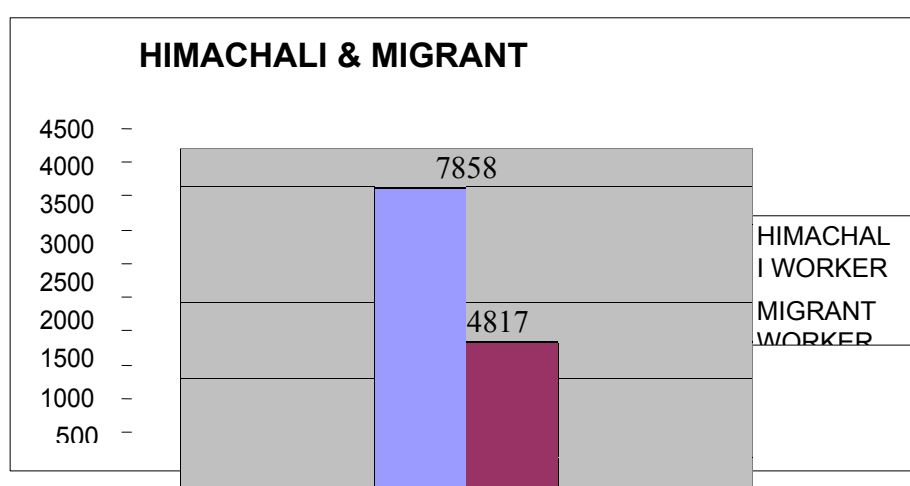
6.9 Migration and its causes.

Due to establishment of industries, large numbers of workers have been engaged in this Sector who has been migrated from neighboring Districts and States, predominantly from Bihar and eastern Uttar Pradesh. The study reveals that 38 percent workers belong to outside the State and 62 percent workers belong to Himachal Pradesh.

TABLE: 9

| Type | Nos | Percentage |
|--------------------------|-------|------------|
| Local Himachalis | 7858 | 62.00 |
| Migrants(Non Himachalis) | 4817 | 38.00 |
| Total | 12675 | 100.00 |

Source :-Single Window System ,Deptt. Of Industry, Parwanoo.



6.10 House ownership Status

Out of 5275 houses 2587 houses are occupied by owners whereas 2688 are tenants.

6.11 Status of Families

The study in the Planning Area reveals that joint family system is still prevailing in rural area whereas in urban pockets of the town it is contrary to the rural.

6.12 IMPERATIVES.

Parwanoo Planning Area has a population of 21075 persons as per census of 2011. This population is spread over 7 revenue mohals having an area of 842.75 Hectares. The density of population works out to be 2503 persons per square Kms. The density of Solan District is 300 persons per square Kms. against 109 persons of the State.

CHAPTER 7**TRADE AND COMMERCE****7.1 Status of Shops**

According to the census data 2011, there are 675 shops and 285 khokhas/rehries in urbanizable area. Maximum construction of shops are in Sector 1 and Sector 2 along old National Highway-22 and Parwanoo, Kasauli road. Sizable numbers of shops are also located in different residential Sectors. Maximum trading and whole sale activities are operated in Sector I.

7.2 Physical Aspects of Shops

Out of 675 shops, 485 shops are having more than 25 Sqms. area and 190 shops are having less than 25 Sqms. area.

7.3 Attached facilities and utilities

It is pertinent to mention here that very few shops have attached facilities. Only one community toilet and bath room is available in the commercial area and often people can be seen going in open space for toilet.

7.4 Commercial Intensity

The intensity of commercial activities is predominantly in Sector 1 and Sector 2 along old National Highway-22 and Parwanoo -Kasauli road. These particular locations constitute 26.40 Hectares of area which includes 1 Hectare recently changed from industrial to commercial.

7.5 Anticipation**7.5.1 Table 1. Shopping Requirements 2031**

| Level of shopping | Estimated population | Nos of shops | Area in Hectares | Remarks |
|------------------------|----------------------|--------------|------------------|--------------------------|
| Sectoral shopping | 5000 | 45-50 | 0.50 | 50 sqmtr. for each shop. |
| Cluster level shopping | 1000 | 32 | 0.08 | 25 sqms. each shop. |
| Town level | 46787 | 218 | 1.09 | 50 sqmtr. for each shop. |
| Convenient Shopping | - | - | 0.23 | On need based. |
| TOTAL | | | 1.90 | |

Note :- 1 shop for 200 population and required 50 Sq.m.area.

7.5.2 In view of aforesaid standard requirement for commercial areas of 8 Sectors 1.09 Hectares of area have been worked out, each Sector will have 4 clusters thus total 32 clusters which workout to 0.08 Hectares. 0.23 Hectare additional land is required for convenient shopping in residential area 0.25 Hectares for Sector level shopping. Thus total area for trade and commerce has been worked out to 1.65 Hectares. In addition to above, 7.75 Hectares area is existing under Agriculture regulated terminal market, whole sale and other commercial pursuits respectively which can also be used for warehousing, go downs and hotel purposes to facilitate the persons related with agriculture and horticulture traders.

7.6 IMPERATIVES

7.6.1 It is anticipated that with the increase of population, the requirement of commercial activities shall also be increased. Being situated at gateway of State growth of whole sale activities is imminent. Therefore, it would be appropriate to make adequate provision for whole sale and storage facilities. The proposed urbanisable area will consist of 8 Sectors.

CHAPTER 8

HOUSING

8.1 Housing Status

Being a Planned town, housing areas for various categories of income groups have been constructed in Sector 1, 3, 4, 5 and 6 by the then H.P. Housing Board now HIMUDA. The HIMUDA has created various categories of plots. The detail of the plots so far created is as under :—

Table 1. Housing Status

| Sr. No. | Description | Nos. | Percentage |
|---------|-------------|------|------------|
| 1 | Owner | 1884 | 45.24 |
| 2 | Tenants | 2281 | 54.76 |
| | Total | 4165 | 100.00 |

Table No. 2.

| Sr. No. | Category | Nos. |
|---------|------------------------------|------|
| 1. | Industrial plots | 248 |
| 2. | Industrial sheds | 37 |
| 3. | Oil depots | 1 |
| 4. | Shops, booths, godowns sites | 155 |
| 5. | Banks/office sites | 12 |
| 6. | Hospitals/clinic sites | 2 |
| 7. | Stadium(Sector-V) site | 1 |
| 8. | Cinema hall site | 1 |
| 9. | Hotel site | 3 |
| 10. | Office building | 5 |
| 11. | Guest house | 2 |

In addition to above HIMUDA has also created/constructed 217 houses, 1027 flats and 397 residential plots.

SOURCE :- HIMUDA

In general the condition of the houses is good. Houses have been constructed with brick masonry with flat roofs in Parwanoo town and outer areas. It has been observed that large number of old houses are constructed with mud plaster with slanting roofs in rural areas. The development pattern of Planning Areas is governed by small hillocks and hill slopes. Land being a constraint in Parwanoo Planning Area special care has been taken into consideration while working out various requirements of different urban land uses by the year 2031 in the following paragraphs:—

8.2 Solid Waste

According to studies conducted by the Town & Country Planning Department, Municipal Council Parwanoo has placed 19 dumpers at various points with a capacity of 4 quintal each. Municipal Council has one number of dumper carrier which carries the solid waste to the disposal site invariably. The dumping site of solid waste is located in Sector V in khad. In addition to it, the town is well equipped with sewerage system. In rural area the solid waste is dumped by the rural folks in their fields mixed with cow dung which otherwise is converted into the compost fertilizer. There is no sanitation problem in the rural area by and large.

TABLE 3. SOLID WASTE

| Sr. No. | Source | Nos. | Percentage |
|---------|-----------|------|------------|
| 1. | Dustbins | 3500 | 72.62 |
| 2. | Streets | 295 | 06.12 |
| 3. | Any other | 1025 | 21.26 |
| Total | | 4820 | 100.00 |

8.3 Condition of houses

According to survey conducted by the Town and Country Planning Deptt. during the year 2012, it has been found that 57.63% houses are in a good condition 25.50 % houses are in a moderate and 16.87 % are in a bad shape. General houses have flat roofs, 11.93% houses are four storeyed, 23.07 % three storeyed, 38.30 % two storeyed and 26.70 % houses are single storey.

TABLE 4. HOUSING CONDITION

| Sr. No. | Status | Nos | Percentage |
|---------|----------|------|------------|
| 1 | Good | 2778 | 57.63 |
| 2 | Moderate | 1229 | 25.50 |
| 3 | Bad | 813 | 16.87 |
| Total | | 4820 | 100 .00 |

8.4 Built up area intensity

Average family size is 4 persons. The density varies from area to area in the Planning Area, average being 25 persons per Hectare.

TABLE 5. Vertical Height of structures (No. of storeys)

| Sr.No. | Description | Nos. | Percentage |
|--------|-------------|------|------------|
| 1 | Single | 1287 | 26.70 |
| 2 | Double | 1846 | 38.30 |
| 3 | Three | 1112 | 23.07 |
| 4 | Four | 575 | 11.93 |
| Total | | 4820 | 100.00 |

SOURCE:-Survey conducted by the Town & Country Planning Department 2012.

Out of 842.75 Hectares of land, 346.44 Hectares is built up area covering all pursuits such as residential, industries, commercial, traffic and transportation, play grounds, roads, office, buildings, banks etc. which constitutes 41.10 % of the total Planning Area.

8.5 Residential density

The average density of Planning Area worked out to be 61 persons per Hectare.

8.6 Anticipation

It is anticipated that population of Parwanoo Planning Area will witness enormous increase with the establishment of industries in view of industrial package awarded by the Central Govt. to Himachal Pradesh. This increase in population shall be reflected in the next decade. Thus, it has been anticipated that the population of Parwanoo will register an increase of 46800 persons by the end of 2031 year. On the basis of family size of 4 persons, there will be requirement of 11697 dwelling units. It is estimated that 348.88 Hectares of land will be required for residential area by the year 2031 for accommodating 11697 dwelling units assuming a population density of 105 persons per Hectare.

The town has been developed as a planned town at the gateway of Himachal Pradesh. The HIMUDA has created six Sectors for different level of activities such as residential, commercial and industrial. Sector 1, 1A, 3, 4 and Sector 6 have been developed purely for residential purpose but it is a pity that the land use of Sector 1 has entirely been changed to mixed land use predominantly for trading of commercial goods. Therefore, there is a dire need to re-orient the residential requirements of Parwanoo town absolutely for residential purpose. Till now HIMUDA has constructed 2332 dwelling units in all Sectors for different income groups. The requirements of planned dwelling units will be increased in the area due to establishment of new industrial units, re-vamping of old units in near future.

8.7 IMPERATIVES

8.7.1 Generally it has been found that majority of the houses are of multi-storey and small section of structures, double and single storey. This study has been used as a tool to work out the housing requirement of the Planning Area for the year 2031.

CHAPTER-9**TOURISM AND INDUSTRY****9.1 Tourism**

Significantly Parwanoo is not a tourist destination place but all the tourists going to Shimla, Chail, Kasauli and Solan pass through Parwanoo which has little impact over this place. Presently Parwanoo have a number of hotels namely Park Inn, Windsmoor, Shiwalik hotel of HPTDC, Monal Palace and Timber Trail Resorts, HPPWD circuit house, HPPWD rest house, HIMUDA rest house, HPSEB Ltd. guest house altogether have 144 rooms. All these hotels, rest houses, guest houses have adequate parking facilities within their own premises. However, with the construction of four laning of Zirakpur-Pinjore-Parwanoo Highway, Bye-passing Kalka & Parwanoo towns the pressure on tourist related infrastructure in Parwanoo town has got reduced.

9.2 Industrial

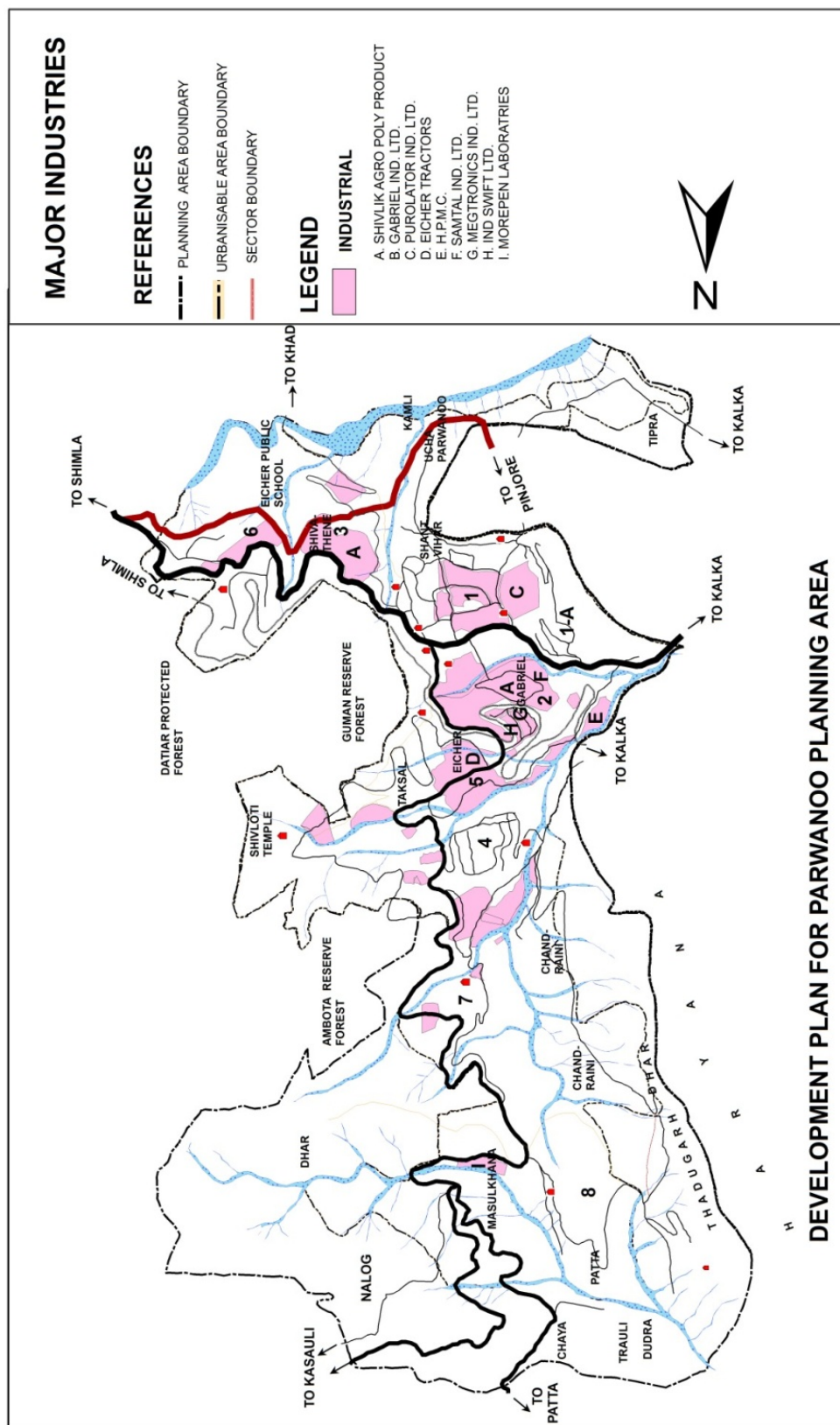
There are 373 registered industrial units functioning in Parwanoo area. These industrial units are of tiny, small and medium scale.

Table 1. The category wise details of these units are as under:—

| Sr. No. | Category | Nos. | Percentage |
|----------------|-----------------|-------------|-------------------|
| 1 | Tiny | 188 | 50.40 |
| 2 | Small | 156 | 41.82 |
| 3 | Medium | 29 | 7.78 |
| 4 | Large | - | - |
| | Total | 373 | 100.00 |

Source:-Department of Industry

Major industries worth mentioning are Gabriel India Ltd, Purolator India Ltd, Shiwalik Agro Poly Products, Eicher Tractors, HPMC, Pronto Steering Ltd, Engineering Innovation, Hitkari Potteries Pvt. Ltd, Ind-Sphinx Pvt. Ltd., Shivathene Leno Packs Ltd., Morepen Laboratories Ltd., Embros Industries, Hitkari Industries, Himalyan Vegetable Fruit Pvt. Ltd, Samtal India Ltd, Samtal Electronic Devices, Megatronics India, Ind Swift Limited, Bottling Plant, Micro Turner, Timex Watches Ltd., Cellebrum Company Pvt. Ltd., Global Automobile Ltd., Reckitt Benkizer Ltd., Balaji Industry, Country-Wine Industry etc.



- 9.2.1** The total investment having taken place is Rs. 150.00 Crores. With this investment hundreds of people have been provided employment in industrial sector. And it is expected to provide more employment opportunities to the unemployed people with the introduction of industrial package which will be reflected in the next decade, reason being that more than 919 new industrial units with an approximate investment of Rs. 389.00Crores have been registered with the Industry Department at Parwanoo which will provide employment to 22000 people approximately.
- 9.2.2** Himachal Pradesh Housing and Urban Development Authority have created industrial plots at Parwanoo of different sizes ranging from 250 Sq.mtrs. to 5000 sq. mtrs. But on private land there is no such standard followed by the entrepreneurs. The plot sizes have been determined by them as per their requirements and purchasing capacity. Therefore, it is not possible to categorize the industrial plots but certainly the size of plots varies from 250 Sq. mtrs to 50,000 Sq. mtrs and above.
- 9.2.3** There are 12675 industrial workers engaged in various industrial units out of which 36.18 percent are skilled, 31.24 percent semi -skilled and 32.58 percent are unskilled. The details of these workers are as under.

Table 2.Type of workers

| Sr. No. | Type | Nos. | Percentage |
|---------|--------------|--------------|---------------|
| 1 | Skilled | 4587 | 36.19 |
| 2 | Semi Skilled | 3958 | 31.23 |
| 3 | Unskilled | 4130 | 32.58 |
| | Total | 12675 | 100.00 |

Source:-Department of Industry

- 9.2.4** 65.87 percent workers are permanent and 34.13 percent are temporary.

The details of these are as under:—

Table 3.Nature of workers

| Sr. No. | Nature | Nos. | Percentage |
|---------|--------------|--------------|---------------|
| 1 | Permanent | 8349 | 65.87 |
| 2 | Temporary | 4326 | 34.13 |
| | TOTAL | 12675 | 100.00 |

Source:-Department of Industry

9.2.5 The monthly income of industrial workers ranges from Rs. 5100/-per month onwards.

Monthly income pattern of industrial workers have been worked out as under:-

TABLE 4.

| Sr. No. | Monthly income less than Rs. | Number of workers | Percentage |
|---------|------------------------------|-------------------|------------|
| 1 | 5500/- | 7225 | 57.00 |
| 2 | 5500-9500 | 3156 | 24.90 |
| 3 | 9500 and above | 2294 | 18.10 |
| | Total | 12675 | 100.00 |

Source:-Department of Industry

9.2.6 66.67 percent workers are Himachalis and 33.33 percent are non Himachalis. This fact has been verified from Deptt. of Industry Himachal Pradesh at Parwanoo.

Table 5. Himachalis/Non –Himachalis workers

| Sr. No. | Type | Number of workers | Percentage |
|---------|-----------------|-------------------|------------|
| 1 | Himachalis | 4035 | 66.67 |
| 2 | Non- Himachalis | 2017 | 33.33 |
| | Total | 6052 | 100.00 |

Source:-Department of Industry

9.2.7 The study conducted by this Department shows that main polluting industries are electroplating& fruit processing industries. The industrial effluent discharged from these industrial units is about 230 Kg/day. These industries have been equipped with effluent treatment plants and have adopted various cleaner production technologies to reduce the effluent generation. All other units especially pharmaceutical units have provided necessary pollution control devices. Air pollution industries are Induction Furnaces. 29 industries have been identified which contribute to air pollution. The nature of industries is enlisted in the following table.

Table 6. Nature of Industry.

| Sr. No | Type of Industry | Number of industries | Percentage |
|--------|------------------|----------------------|------------|
| 1 | Non Polluting | 300 | 80.43 |
| 2 | Air Polluting | 53 | 14.21 |
| 3. | Water Polluting | 20 | 5.36 |
| | Total | 373 | 100.00 |

Source:-Department of Industry

Out of 373 industrial units, 300 units are non polluting, 53 units are air polluting and only 20 units are water polluting.

9.3 IMPERATIVES

9.3.1 All major industries like flour mills, steel furniture, drug pharmaceuticals, polythene sheet bags, corrugated boxes, tractor parts, plastic water storage tanks, computer software, UPS, Ball bearings, Auto steering, Allopathic medicine etc have been allowed in the residential areas barring few sectors. These establishments create smoke, and noise pollution at large scale as such Pollution Control Board has a very important role to play.

CHAPTER-10
FACILITIES AND SERVICES**10.1 Educational Facilities**

Parwanoo Planning Area has three senior secondary schools, two high schools, one middle school and nine primary schools, two training centres in computer technology and two Industrial Training Institutes in private Sector and one National Skill Development Centre.

10.2 Medical facilities

Parwanoo Planning Area has one E.S.I. Hospital, two private nursing homes, two dispensaries, one homeopathic dispensary, one veterinary hospital. ESI Hospital Parwanoo is providing medical facilities to the surrounding areas of the town.

10.3 Public Services

One telephone exchange, one post office, a police station, a fire station, five rest houses, one circuit house, one electricity sub-station of 132 K.V.A. There are 12 nationalized and three State Co-operative banks, worth mentioning State Bank of India, State Bank of Patiala, Punjab National Bank, United Commercial Bank, Jogindra Central Co-operative Bank, Baghet Bank, Parwanoo Urban Co-operative Bank, Bank of Baroda, AXIS Bank and Housing Development Financial Corporation. Two numbers cremation grounds and seven temples are existing in the Planning Area.

Table1. Requirement of area for facilities and services-2031

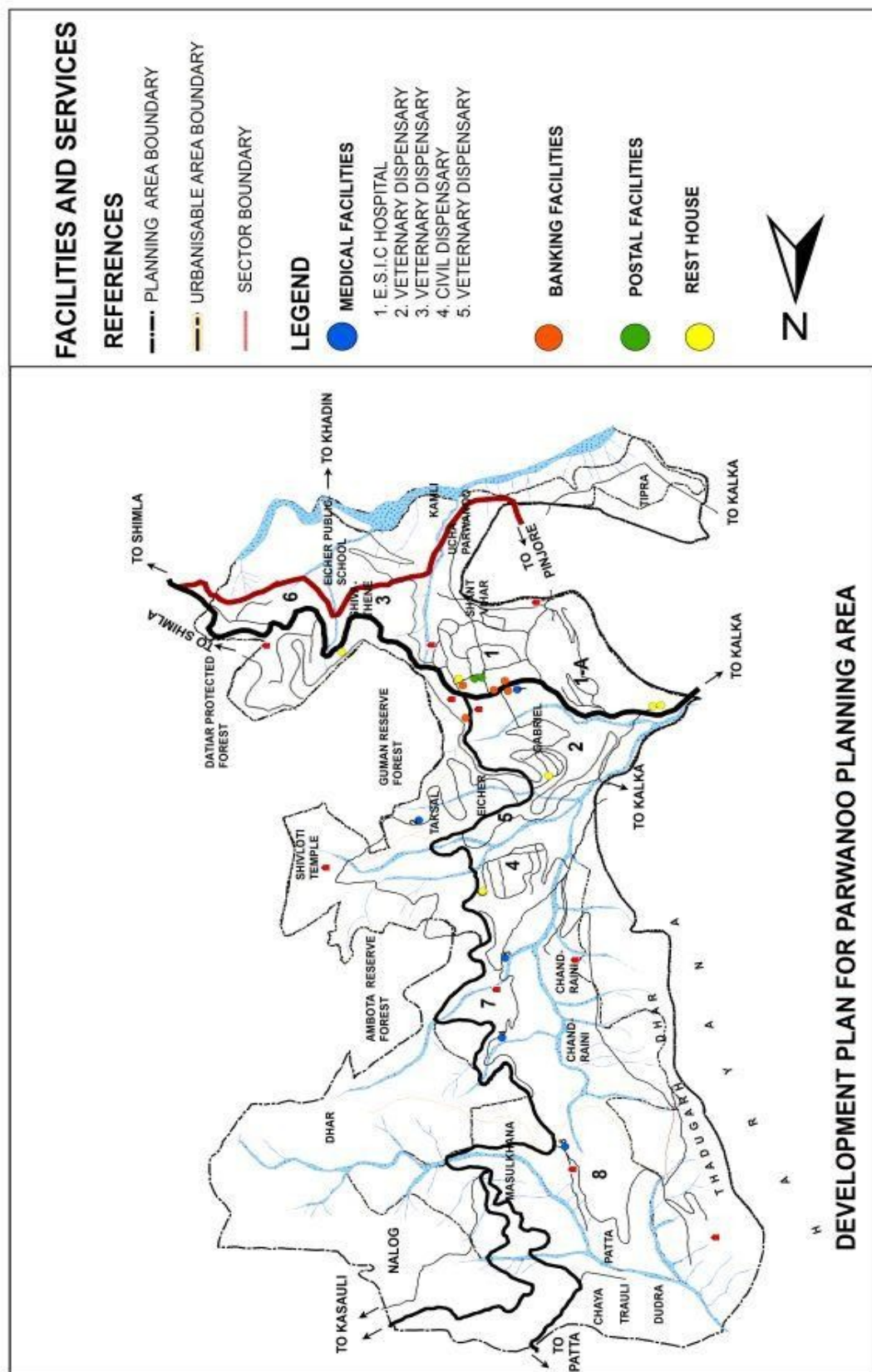
| Sr. No. | Facility | Level/ Population | Future requirements | Area per Unit (in Hect.) | Total area required (in Hect.) | Existing area (in Hect.) | Additional area required in Hect.) |
|---------|-------------------------------|------------------------------|---------------------|--------------------------|--------------------------------|--------------------------|------------------------------------|
| 1 | College | Regional Level | 1 | 4.00 | 4.00 | - | 4.00 |
| 2 | Industrial Training Institute | Regional Level | 1 | 1.50 | 1.50 | - | 1.50 |
| 3 | Senior Secondary School | 10000-12000 one for 3 Sector | 3 | 1.60 | 4.80 | 1.60 | 3.60 |

| | | | | | | | |
|----|---------------------------------|----------------------------------|----|------|------|------|------|
| 4. | High School | 5000-6000 one for 3 Sector | 3 | 1.00 | 3.00 | 0.88 | 2.32 |
| 5 | Primary School | 2000- 2500 | 18 | 0.40 | 7.20 | 0.49 | 6.91 |
| 6. | Nursery School | 3000 | 15 | 0.10 | 1.50 | - | 1.50 |
| 7 | Hospital Allopathic | Regional Level | 1 | 4.00 | 4.00 | 0.24 | 4.16 |
| 8 | Nursing Home | Town Level | 1 | 0.30 | 0.30 | - | 0.30 |
| 9 | Primary Health Centre | One for 4 Sector | 2 | 0.40 | 0.80 | 0.23 | 1.20 |
| 10 | Dispensary | Sector Level | 8 | 0.10 | 0.80 | 0.10 | 0.70 |
| 11 | Cinema | 20000 | 1 | 0.25 | 0.25 | 0.25 | - |
| 12 | Library | 50000 | 1 | 0.20 | 0.20 | - | 0.34 |
| 13 | Reading room | 5000 | 8 | 0.01 | 0.08 | - | 0.08 |
| 14 | Community Hall | Town Level | 1 | 1.50 | 1.50 | - | 1.70 |
| 15 | Community Hall | Sector Level | 8 | 0.20 | 1.60 | 0.40 | 1.50 |
| 16 | Auditorium | Town Level | 1 | 1.00 | 1.00 | - | 1.00 |
| 17 | Club | | 8 | 0.04 | 0.32 | - | 0.32 |
| 18 | Recreation Club | Town Level | 1 | 1.00 | 1.08 | - | 1.00 |
| 19 | Swimming Pool | Town Level | 2 | 0.40 | 0.80 | - | 0.80 |
| 20 | Post and Telegraph Office | Town Level | 1 | 0.50 | 0.80 | 0.30 | 0.20 |
| 21 | Sub-Post Office | One for Sector 5 | 4 | 0.01 | 0.04 | 0.04 | - |
| 22 | Telephone exchange | Town Level | 1 | 0.20 | 0.20 | 0.20 | - |
| 23 | Electric Sub- station | One for each Sector | 8 | 0.10 | 0.80 | 0.40 | 0.40 |
| 24 | Police station | Town Level | 1 | 0.40 | 0.80 | 0.20 | 0.20 |
| 25 | Police Post | One for 2 Sector | 4 | 0.20 | 0.80 | - | 0.80 |
| 26 | Fire Station | Town Level | 1 | 1.00 | 1.50 | 0.60 | 0.80 |

| | | | | | | | |
|----|----------------------------------|-------------------|---|------|-------|------|-------|
| 27 | Petrol and diesel filling center | 1 for Sector 3 | 3 | 0.40 | 1.20 | 0.20 | 1.00 |
| 28 | Weekly market | Sector level | 8 | 0.10 | 0.80 | 0.40 | 0.70 |
| 29 | Milk distribution | Sector level | 8 | 0.02 | 0.16 | 0.12 | 0.04 |
| 30 | LPG Godown | Town Level | 1 | 0.10 | 0.10 | 0.28 | 0.02 |
| 31 | Rest House | 1 for 3 Sector | 3 | 0.50 | 2.00 | 1.50 | 0.50 |
| 32 | Labour Hostel | Industrial Sector | 6 | 0.50 | 3.50 | 0.03 | 2.97 |
| 33 | Banks | 4000-5000 | 8 | 0.10 | 1.80 | 0.30 | 0.50 |
| | Total | | | | 49.23 | 8.76 | 41.06 |

10.4 IMPERATIVES

10.4.1 Presently Govt. senior secondary school is functioning adjacent to National Highway-5 and amidst industrial and commercial pursuits which invites danger of accidents to school goers. As commercial and industrial activities create noise pollution which is not healthy for educational institution like school. Therefore, it is imperative to have shifting of this school to another appropriate site.



CHAPTER- 11**BASIC SERVICES INFRASTRUCTURE****11.1 Water supply system**

Himachal Pradesh Housing and Urban Development Authority (HIMUDA) has been providing drinking water for Parwanoo town and its peripheral area. In addition to it H.P. Irrigation and Public Health Department is also operating water supply schemes to different villages falling under Parwanoo Planning Area. The source of water supply is Kaushalya Khud from where HIMUDA is lifting water to the Parwanoo town. The total water capacity of the scheme is 2646 KLD. The Irrigation and Public Health department has three numbers of lift water supply schemes known as Masool Khana, Taksal and Tipra which have a capacity of 150000, 125 000, 31,000 Litres per day. Some local sources like bauries and springs are also available in the Parwanoo Planning Area. Thus the total water supply comes to 2952 KLD. The per capita per day supply is 140 Liters which is sufficient. The total requirement @ 140 Liters per capita per day in 2031 has been worked out to be 6552 KLD. This additional requirement can be met with by augmentation of existing source as well installation of new scheme. State Govt. has recently decided for improvement of existing HIMUDA water supply scheme under UIDSSMT scheme.

11.1.2 Sewerage and drainage

Parwanoo town, developed by the H. P. Housing Board presently designated as HIMUDA, is equipped with sewerage and drainage system. Beyond town, areas falling within the Planning Area have not been provided sewerage/drainage system. Individual septic tanks and drains have been provided by people.

11.1.3 Electricity network

There is one sub-station having 66 KVA capacity at Parwanoo which is supplying electricity to the Parwanoo Planning Area. There are 10,320 connections in the Planning Area out of which 7,589 are in Parwanoo town and 2,731 in rural area. It includes those connections which have been provided to jhuggi jhopari and khokha holders. The details of electric connections are as under:—

Table 1. Details of connection

| Sr. No. | Category | Number of electricity connection | Percentage | Remarks |
|----------------|-----------------|---|-------------------|--|
| 1. | Domestic | 7186 | 69.64 | - |
| 2. | Commercial | 2087 | 20.22 | - |
| 3. | Industrial | 995 | 09.64 | - |
| 4. | Others | 52 | 0.50 | Includes agriculture purposes, IPH, Temporary etc. |
| | Total | 10320 | 100.00 | |

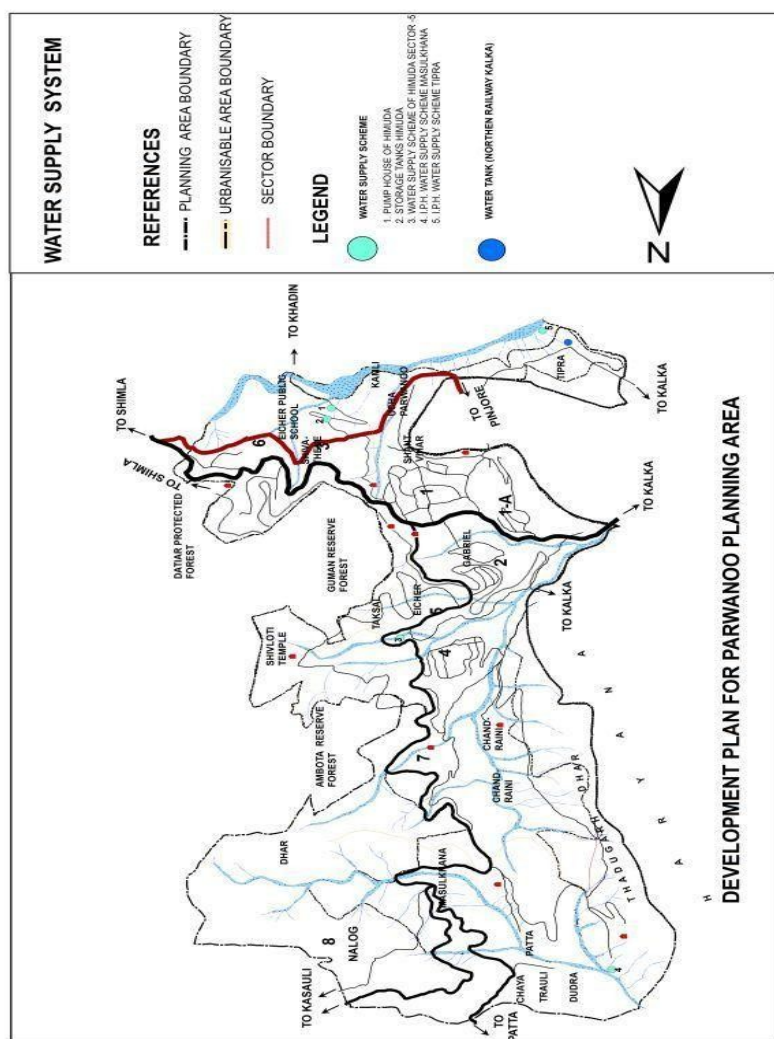
SOURCE :- H. P. S. E. B. Ltd.-2013

11.1.4 Telephone network

Parwanoo Planning Area is well equipped with modern telephone services. Parwanoo is served with modern exchange having capacity of 5000 lines. Total connections in this exchange are 2797. Bharat Sanchar Nigam Ltd. is also providing services to the public. Two number cable operators are also working in Parwanoo and have provided 1600 cable connections. In addition to it mobile phones of Tata Indicom, Airtel, Reliance & Bharat Sanchar Nigam Ltd. etc. are also operating in the area.

11.1.5 Solid Waste Management.

The solid waste is collected through dumpers having 400 Kg capacity installed at 19 different locations in the town. The solid waste is collected with the help of dumper placers. The dumping site is located at Sector 5. Daily 10 dumpers on an average are emptied in the town. In rural area solid waste is dumped in the open choes/drains or pits which leads to unhygienic living conditions to mankind. It requires scientific dumping so as to avoid environmental degradation. Average per capita solid waste is estimated to have generation of about 0.500 Kg/per day. Hence it is expected to generate 233.93 Tones of solid waste in the year 2031.



CHAPTER -12

GOVERNMENT OFFICES AND INSTITUTION

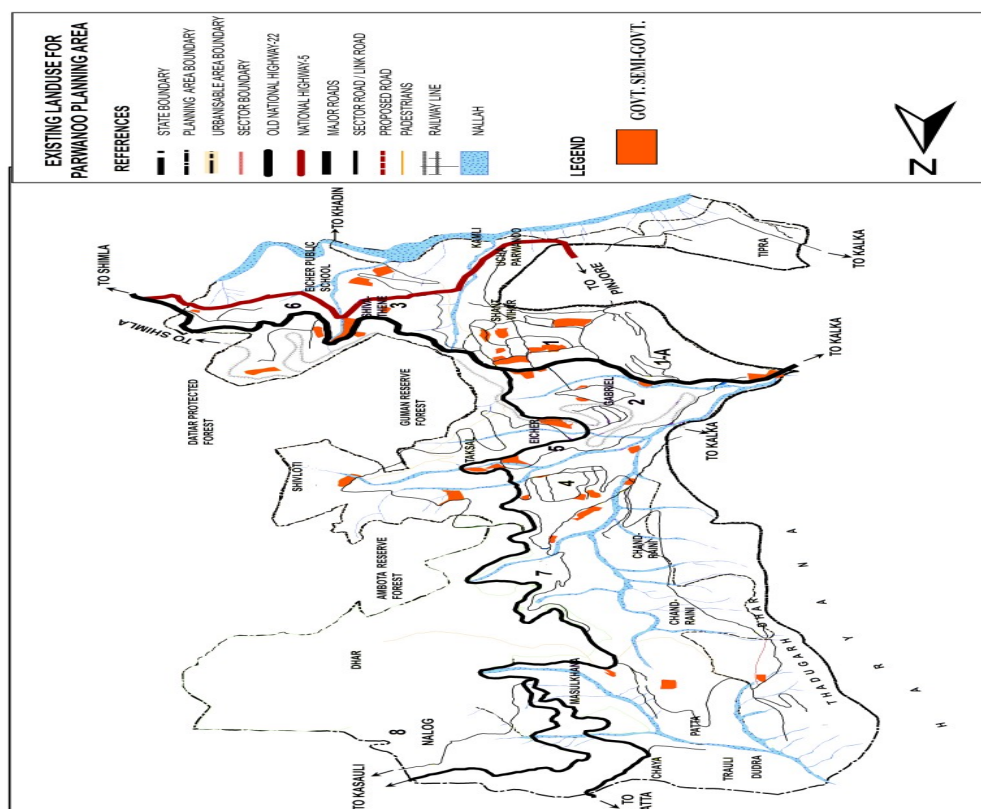
12.1 Government Offices

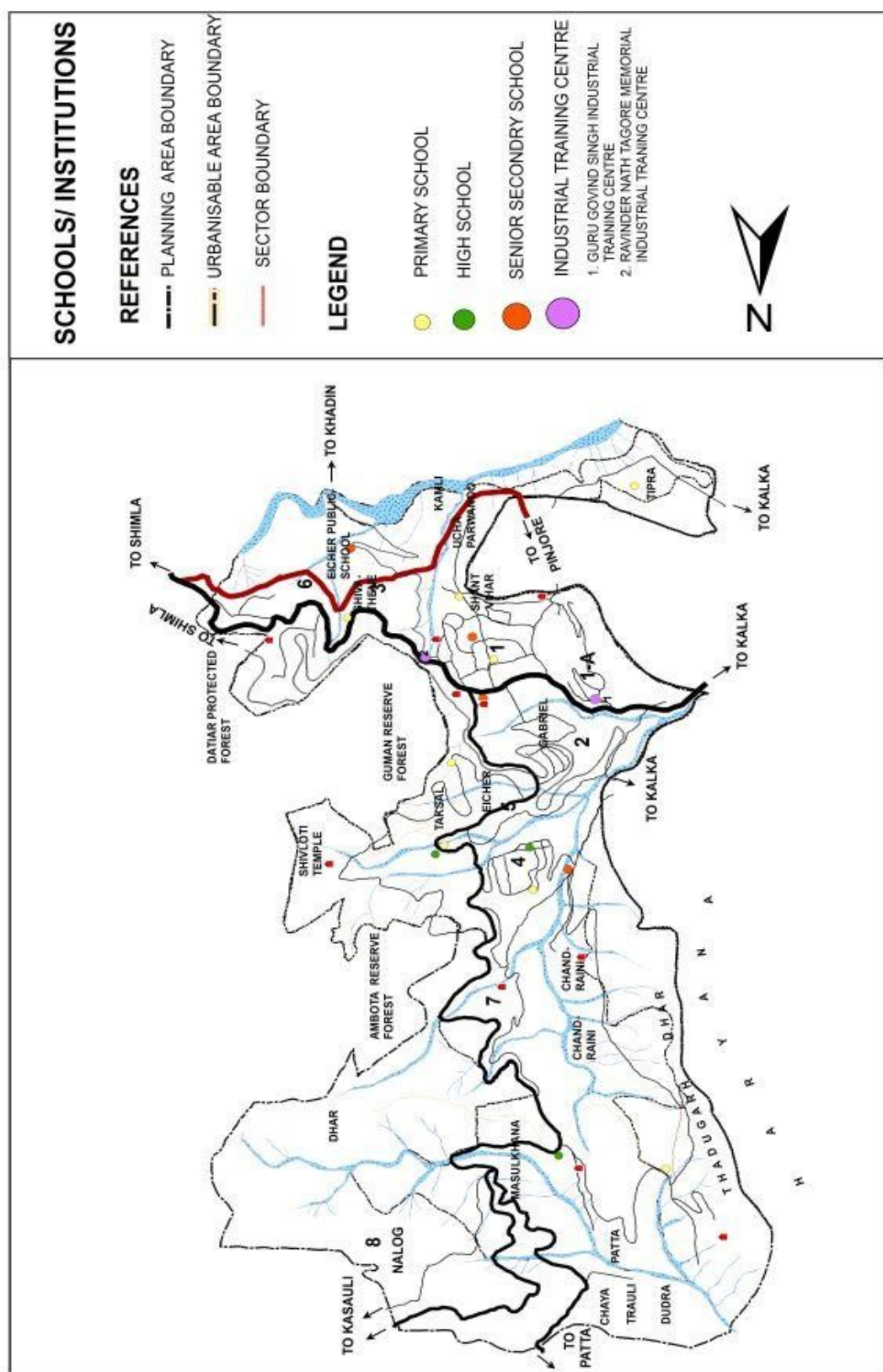
12.1.1 There are 40 Govt. /Semi-Govt. offices functioning in Parwanoo Planning Area. Out of 40 offices, 8 are of Central Govt., 17 are of State Govt. and 15 are of Semi-Govt. offices. Total employees in these offices are 1264. In these offices 117 employees are working in central Govt. offices and 1147 officials are working in State Govt. /Semi- Govt. offices. Whereas, 31 offices are functioning from their own accommodation, only 9 offices are functioning from the private accommodation.

The offices which are functioning from private accommodation, account for 74 officials. Due to industrialization, growth of population and the economic activities of Parwanoo town involvement of service Sector is imminent and it is expected that the rate of employees would also increase simultaneously. It is projected that the population of employees in Govt./Semi-Govt. Sector would reach 3644. The space for accommodating these employees has been worked out to 3.28 Hectares. This space has been worked out at the rate of 9 Sqms. per employee. Therefore, 1.14 Hectare of additional space will be required by the year 2031 as 2.14 Hectare area exists under this use.

12.1.2 Institutions

There is no such institution worth mentioning at Parwanoo except two I.T.I's. functioning in the private Sector known as Ravindra Nath Tagore Memorial Industrial Training Centre and Guru Govind Singh Industrial Training Centre.





CHAPTER-13**TRAFFIC AND TRANSPORTATION****13/1 Existing road network.**

13.1.1 Following are the main roads which serve the Parwanoo Planning Area:—

TABLE 1. RIGHT OF WAY OF ROADS IN PLANNING AREA

| Sr. No. | Name of the road | Existing width | Acquired width | Controlled width |
|----------------|----------------------------|-----------------------|-----------------------|-------------------------|
| 1. | Kalka - Shimla old N.H.-22 | 12.00 M. | 25-40 M. | 5.00 M. |
| 2. | Parwanoo - Kasauli road | 5.00-7.00 M. | 10.67 M. | 5.00 M. |
| 3. | Parwanoo - Kamli Road. | 5.00-7.00M. | 12.00 M | 3.00 M. |

Source :— H.P.P.W.D. in respect of Parwanoo- Kasauli road and width of other roads is as per the standard of Indian Road Congress and instructions of H.P. Govt.

13.1.2. Traffic volume

The widths of these roads are ranging from 9 M to 17 M Kalka- Shimla old National Highway-22 and Parwanoo - Kasauli road are witnessing un-precedented traffic volume. Traffic jam is a common phenomenon on these roads. Jams can be witnessed hours together around the clock. The road width of Kalka - Shimla old National Highway-22 cannot be adequately increased due to construction of hotels, industries and shops along the road. Similar is the case with Parwanoo - Kasauli road. Efforts have been made to increase the right of way of these roads by regulating planning permissions but due to increase of traffic volume, the existing roads are unable to meet the present requirements as well future ones. Therefore, in order to provide Bye Pass from Kalka to Parwanoo so that the traffic load could be decreased and general public may get rid of the traffic jams, one bye pass (4-lanes) from Pinjore to Timber Trail Resort (National Highway-5) has recently been constructed to bifurcate the Chandigarh-Shimla traffic from Pinjore.

13.1.3 Parking Facilities

Parking of vehicles on either side of old National Highway-22 and Parwanoo- Kasauli road can be observed at any time. The road side parking of vehicles has further reduced the effective movement of traffic. There is no organized parking space created so far in Parwanoo town.

13.1.4 Terminal Facilities

There is no truck terminal in Parwanoo town. There are 350 trucks and 455 pickup vans registered with the truck operators union in Parwanoo. These trucks are parked on old National Highway -22 and other feeder roads of the town. Therefore, adequate space for truck parking is required at suitable place. Due to land constraint in Parwanoo Planning Area, two or three alternative spaces can be identified to cope up this problem. Area for truck terminals is worked out at the rate of 28.00 sqms per truck which comes to 2.25Hectares, in Sector 2. There is no bus terminal in Parwanoo, more than 150 buses passes through Parwanoo town daily. Therefore, it is imminent to provide proper bus terminal with modern facilities because being industrial town large numbers of industrial workers and traders visit the town for job as well as for business purpose. In addition to it adequate number of bus stops are required to be provided at Sector 6, 3 and Sector 4, 7, 8.

Large number of taxis and private vehicles do ply in town daily from Kalka to Parwanoo and Shimla. These vehicles are seen parked on road side which causes major traffic hazard and accidents. Therefore, there is a dire need to provide parking lots for these vehicles on suitable locations where ever possible

13.1.5 Major concerns

Traffic volume is drastically increasing day by day and existing roads are not capable of holding this volume. The existing roads are generally occupied by road side parking of trucks, tempos, taxis, buses and stacking of construction material, finished goods, raising projections by the shop keepers putting articles therein are the major concerns. Therefore, law enforcement agencies have to make stringent efforts.

13.1.6 Anticipation.

In view of problems discussed in this chapter a bus-stand having 0.50 Hectare of area has been proposed for bus-stand in Sector2. An area of 0.90 Hectare for truck terminal on old National Highway-22 in Sector6 has been proposed and 2nd Truck terminal with an area of 0.50 Hectares on old National Highway-22 in Sector -2 by channelization of existing nallah has been proposed. A Transport Nagar is proposed over an area of 1 Hectare in Sector 6 adjacent to Marketing Committee. 0.40 Hectare area is proposed at different locations to accommodate parking of light vehicles in the town. Major roads of 30 M, 18 M and 12 M Right of Way (ROW) are required to be provided. Highway with 4 lanes and other internal roads with two more lanes are also required to be provided in accordance with traffic requirements. Therefore, there is need of 3.30 Hectares area to cater. There is need of truck terminal, bus stand, parking lots and 21.65 Hectare area for new road and widening of existing road for Planning Area.

13.2 IMPERATIVES

At present there is neither Bus stand nor a Truck stand in Parwanoo, which is a prime need of the town. Provision for these facilities needs to be made.

CHAPTER-14

EXISTING LAND USE

The existing land use of Parwanoo Planning Area was frozen under Section 16 of H.P. Town and Country Planning Act, 1977 vide notification No. HIM/TP- Parwanoo-DP-86-5512-5517 dated 31-10-86. The development which has taken place up to 2010 is analyzed in form of existing land use map. The Sector wise existing land use description is given in the existing land use table of this Chapter.

14.1 Residential

Residential use occupies 148.56 Hectares area which amounts to 17.63 % of the Planning Area. There are numerous existing settlements outside the urbanisable area in the form of small settlements/hamlets and Abadi Deh. Some commercial shops are also existing in the rural area beyond urbanisable limit.

14.2 Commercial

Commercial activities predominantly whole sale, trading business activities are functioning in Sector 1 and 2, along Parwanoo-Kasauli road, and old National Highway-22. The commercial use form 26.40 Hectares of area which is 3.13 % of the Planning Area.

14.3 Industrial

The Industrial use is spread over 104.00 Hectares area which forms 12.34 % of Planning Area. Main concentration of industries is in Sector 1, 2, 3, 5 and sparsely in other areas of Planning Area worth mentioning Masool Khana, Naryal and Gumma. The industrial area within Nagar Parishad has been developed by HIMUDA.

14.4 Public and Semi Public

It includes social infrastructure such as schools, hospitals, recreation, telecommunication, Post office, Community hall, Stadium, Electric Sub Stations, Fire Station, Petrol and Diesel pumps, Banks etc. These activities occupy 6.03 Hectares area which constitutes 0.72 % of Planning Area. This land use structure is very low as required as per prevalent standards.

14.5 Government and Semi Govt. Offices

Govt. and Semi Govt. offices occupies 2.14 Hectares of area which is 0.25 % of the Planning Area.

14.6 Parks and Open Spaces

The area under parks and play grounds covers 4.51 Hectares of land which amounts to 0.54% of total Planning Area which is quite low as required, as per prevalent standard and requirement.

14.7 Traffic and Transportation

The area under traffic and transportation is 54.80 Hectares which is 6.50% of Planning Area. This area is mainly comprised of Kalka - Shimla old National Highway-22, Parwanoo - Kasauli road, all Sector roads, other arterial and link roads.

14.8 Agriculture and Forest

It occupies 375.79 Hectares of land which is 44.59 % of Planning Area.

14.9 Water bodies

River and Nallahs cover 26.56 Hectares of land which is 3.15 % of Planning Area. These rivers & nallahs are required to be channelized in a scientific manner so as to avoid flash floods and encroachments by the public.

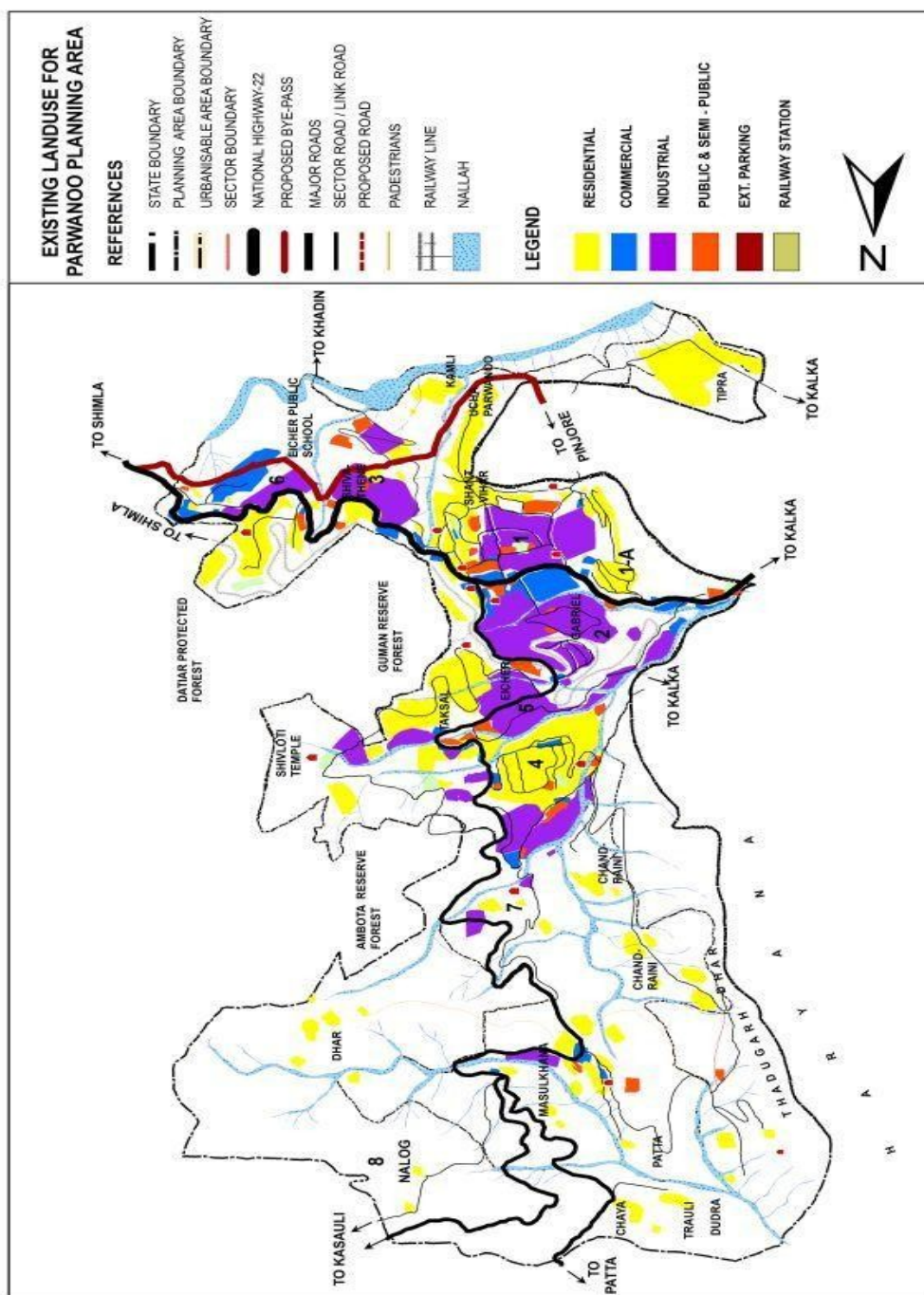
14.10 Area beyond Urbanisable Limits

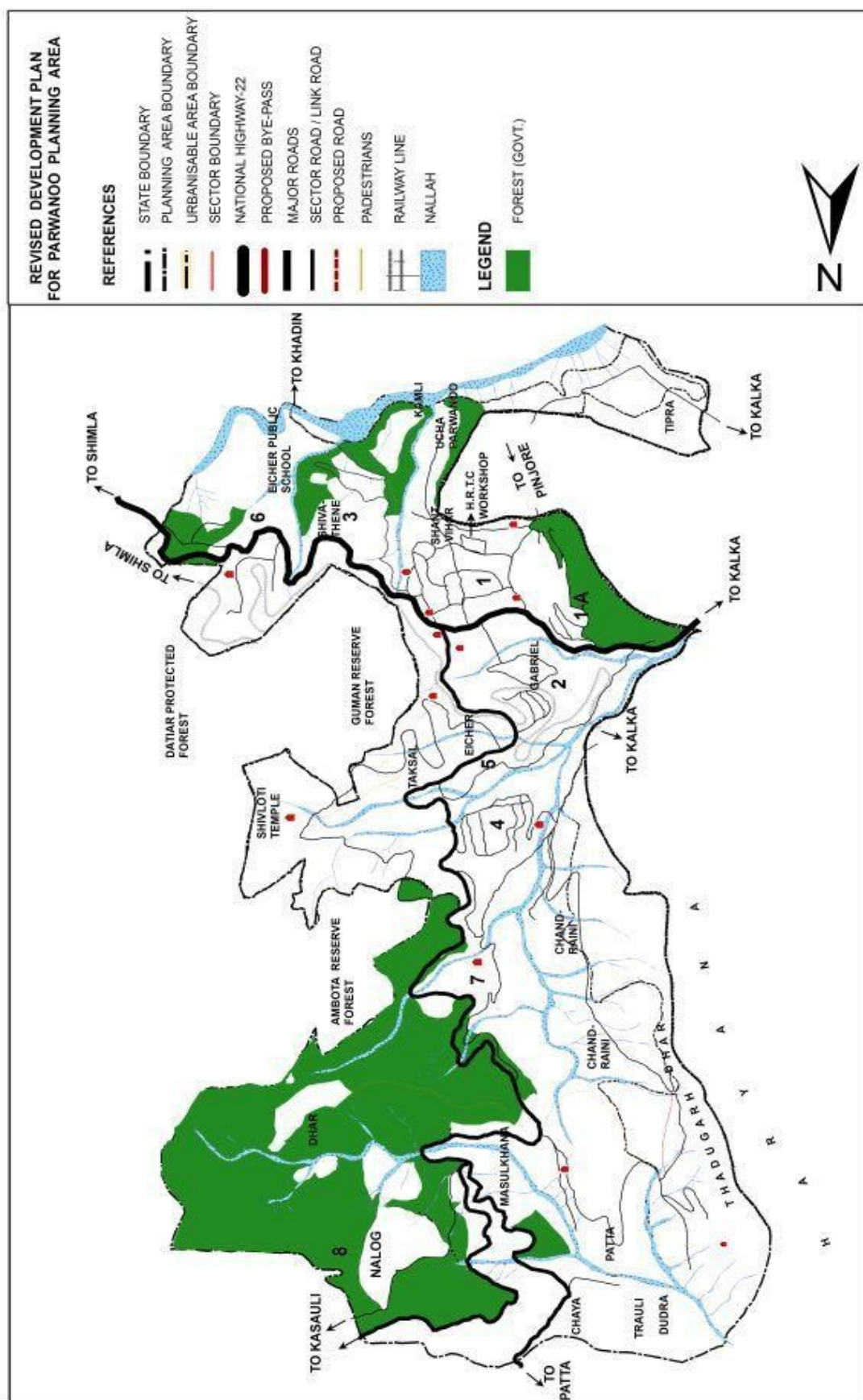
The rural area beyond the urbanisable limits is 93.96 Hectare which is 11.15% of the total Planning Area where as total urbanisable area is 748.79Hectare which is 88.85% of the total Planning Area.

TABLE 14.1
EXISTING LAND USE OF PARWANOO PLANNING AREA (AREA IN HECTARES)

| Sr. No | Residential | Commercial | Industrial | Public & Semi Public | Govt./ Semi Govt. offices | Parks and open spaces | Traffic/ Transportation | Total (1 to 8) | Water Bodies | Agri. and Forest | Total (10+11) | Beyond urban limits | Grand Total (9+12+13) |
|--------------|---------------|--------------|------------|----------------------|---------------------------|-----------------------|-------------------------|----------------|--------------|------------------|---------------|---------------------|-----------------------|
| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. | 11. | 12. | 13. | 14. |
| 1 | 24.00 | 2.75 | 20.75 | 1.16 | 0.93 | 1.35 | 4.19 | 55.13 | 2.55 | 16.52 | 19.07 | - | 74.20 |
| 2. | 24.75 | 3.00 | 40.25 | 1.15 | 0.13 | 0.90 | 8.83 | 79.01 | 3.46 | 13.79 | 17.25 | - | 96.26 |
| 3. | 27.50 | 2.75 | 16.00 | 1.25 | 0.55 | 0.60 | 11.65 | 60.30 | 8.20 | 39.28 | 47.48 | - | 107.78 |
| 4. | 15.75 | 2.55 | 0.00 | 0.20 | 0.04 | 0.40 | 4.53 | 23.47 | 1.46 | 19.50 | 20.96 | - | 44.43 |
| 5. | 13.70 | 2.60 | 9.50 | 0.85 | 0.00 | 0.41 | 5.00 | 32.06 | 3.40 | 40.16 | 43.56 | - | 75.62 |
| 6. | 13.15 | 7.75 | 5.50 | 0.28 | 0.14 | 0.45 | 12.50 | 39.77 | 1.46 | 39.42 | 40.88 | - | 80.65 |
| 7 | 15.50 | 2.50 | 7.50 | 0.47 | 0.22 | 0.40 | 4.41 | 31.00 | 3.13 | 96.12 | 99.25 | - | 130.25 |
| 8. | 14.21 | 2.50 | 4.50 | 0.67 | 0.13 | 0.00 | 3.69 | 25.70 | 2.90 | 111.00 | 113.90 | - | 139.60 |
| 9. | - | - | - | - | - | - | - | - | - | - | - | 93.96 | 93.96 |
| Total | 148.56 | 26.40 | 104 | 6.03 | 2.14 | 4.51 | 54.80 | 346.44 | 26.56 | 375.79 | 402.35 | 93.96 | 842.75 |

Source :- Surveyed by the Town & Country Planning Department – 2012





CHAPTER 15**PROJECTIONS AND REQUIREMENTS**

In view of surveys, studies and public aspirations, further requirements of population of Parwanoo Planning Area have been worked out as per standards of Ministry of Urban Affairs and Employment, Govt. of India, New Delhi's Urban Development Plan Formulations and Implementation (UDPFI) Guidelines and other conditions and availability of land. Population of Parwanoo Planning Area is anticipated to increase to 46800 persons by the year 2031. The land use projections and requirements are as under:

15.1 Residential

Requirements of residential use for the anticipated population of 46,800 persons of the Planning Area by the end of 2031 have been worked out. Out of 46,800 persons, only 40,000 population will reside in the urbanisable area and 6800 population will live beyond urbanisable area but within Planning Area. Therefore, 11697 dwelling units shall be required taking 4.0 persons as average family size. Taking 125 persons per Hectare density, 348.88 Hectares area for residential use is required. 148.56 Hectares area is in existence under residential use. Therefore 200.32 Hectares additional land is required under residential use.

15.2 Commercial

There are 418 shops in the Planning Area, main shopping center is located in Sector-1 which comprises 60 percent shops of the town and rest of the shops are concentrated along Parwanoo-Kasauli Road and along old National Highway-22. Storage and godown facilities are required to be provided in the town in view of trading and wholesale activities, increased fruit and off season vegetables production in the State. This town has attained the status of whole sale market of Himachal Pradesh. Therefore, it is anticipated that 300 shops of different level such as cluster, Sector, community and District center level are required to be provided. 55.00 Sqm. area for each shop including parking and circulation has been conceived in organized fashion. Therefore, 1.65 Hectares additional area is required for town level commercial activities. It is pertinent to mention here that the town has 26.40 Hectares area under commercial activities, which includes 6.00 Hectares area of Himachal Agriculture Vegetable Marketing Board, 3.00 Hectares of land for warehousing/godowns and 2.00 Hectares for hotel in addition to other commercial pursuits.

15.3 Industrial

104.00 Hectares of land is under industrial use. In order to cater to future requirements of Industries 16.00 Hectares of additional land has been proposed in Sector-5, 7 and 8 of the Planning Area. Due to non availability of land in other Sectors additional land cannot be proposed in these Sectors.

15.4 Public and Semi-Public

An area of 6.03 Hectares is under existing facilities and services and it is anticipated that an additional area of 39.92 Hectares shall be required for providing various facilities and services. These requirements have been worked out in Chapter 10 (Table - 1).

15.5 Government and Semi Govt. Offices

An area of 2.14 Hectares is existing under Govt. and Semi Govt. offices use. It is anticipated that by the year 2031 there will be increase in number of Govt /Semi Govt. Offices and Institutions. It is expected to establish a Sub-Tehsil and Sub-Judge Court and other allied offices within Parwanoo town. Therefore, 1.14 Hectares of additional land is required up to the year 2031.

15.6 Parks and Open Spaces

The town lacks an organized park and open spaces. Merely 4.51 Hectare area is under parks and open spaces. Therefore, these are required to be provided. Standard of 0.10 Hectare for cluster and 0.40 Hectares for Sector level and 2 Hectare for city level park has been conceived, therefore, 28.54 Hectares of additional area has been proposed for catering to the requirements of 46800 persons by the year 2031, which includes area of Botanical and Geological park also.

15.7 Traffic and Transportation

An area of 54.80 Hectares is under the existing transport network. An additional area of 24.95 Hectares for circulation net work has been proposed for construction of roads, with varying width in all the Sectors of the Planning Area. This area also includes one ISBT in Sector 2, two bus stops in Sector 7 and 8, two truck stands in Sector 2 and 6, one Transport Nagar in Sector 6. Thus, the additional area of 24.95 Hectares is proposed. The details of circulation Network in Parwanoo Planning Area is shown in the following table.(Table-15.1).

15.8 Agriculture and Forest

Out of 842.75 Hectares of Planning Area, 748.79 Hectares have been included in the urbanisable area. 658.96 Hectares area has been proposed for different urban uses taking into consideration requirement of population up to the year 2031. In addition to urban uses, 63.27 Hectares area has been kept under Agriculture/ Forests/Green within urbanisable area.

15.9 Water Bodies

The total area under river and nallahs is 26.56 Hectares in the urbanizable area. This area will not be used for other purposes and it will be managed scientifically to avoid flash floods.

15.10 Area beyond Urbanisable Limits

The area beyond urbanisable limits is 93.96 Hectares which is 11.15% of the Planning Area.

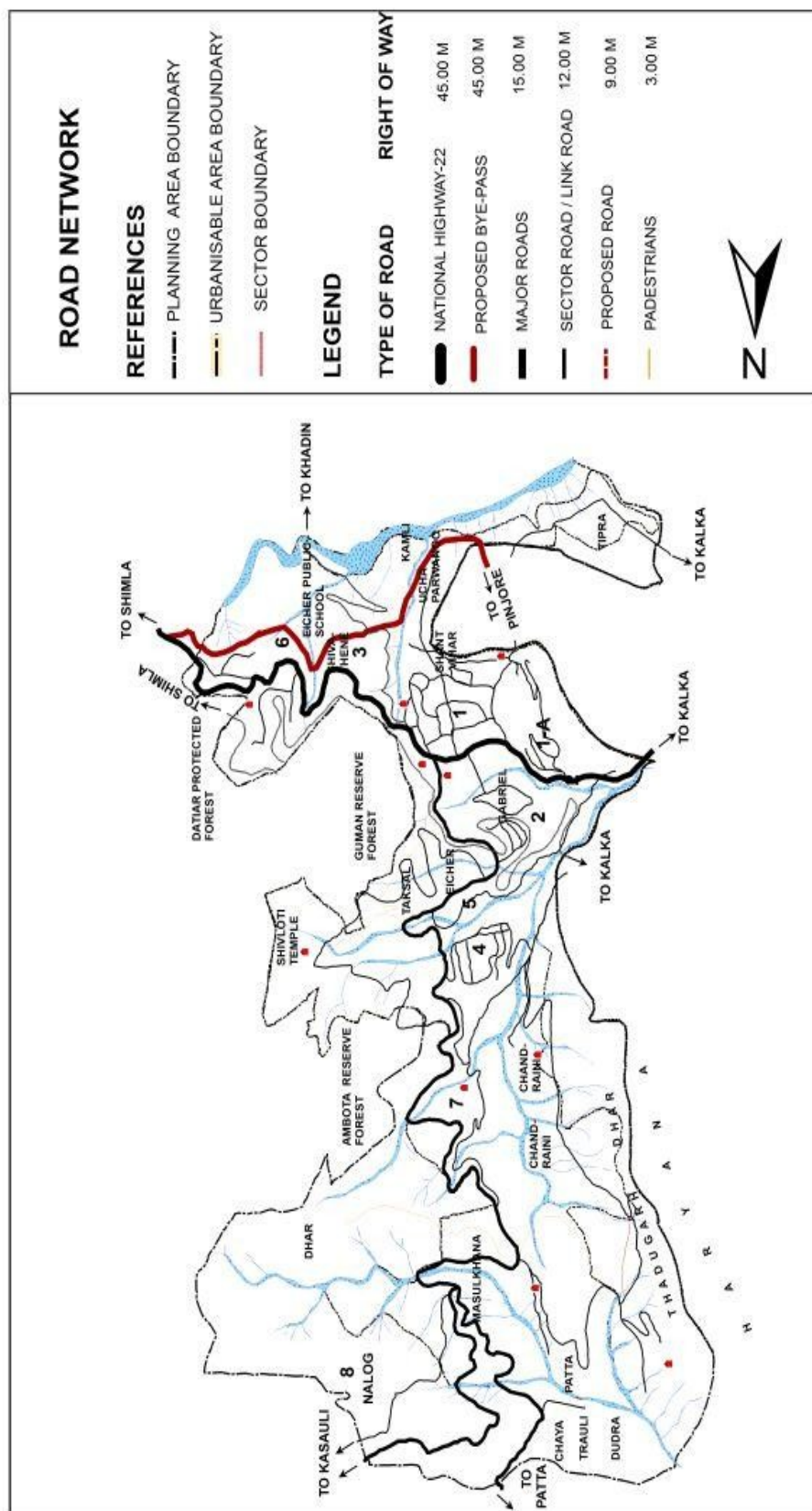
15.11 IMPERATIVES

15.11.1 This Development Plan document strives for ensuring sustainable and regulated development in a planned manner. Keeping in view of requirements of the plan period, proposals have been worked out to ensure balanced and eco-friendly development.

The details of proposed parking facilities in the Planning Area are shown in the following table:—

TABLE-15.1 Sector wise details of proposed parking places

| Sr No. | SectorNo. | Location | Area in Hect. |
|--------|--------------|--|---------------|
| 1 | 2 | Bus stand in Sector-2 over Horticulture land | 0.50 |
| 2 | 6 | Truck Stand near Bharat Petrol Pump at the boundary of Sector 3 & 6 | 0.90 |
| 3 | 2 | Truck Stand near Kalka Petrol Pump in Sector-2 | 0.50 |
| 4 | 6 | Transport Nagar in Sector 6 below Agriculture Marketing Committee | 1.00 |
| 5 | 6 | Parking of light vehicles in Sector 6 opposite to Block No. 61 Type IV quarters. | 0.04 |
| | Total | - | 2.94 |



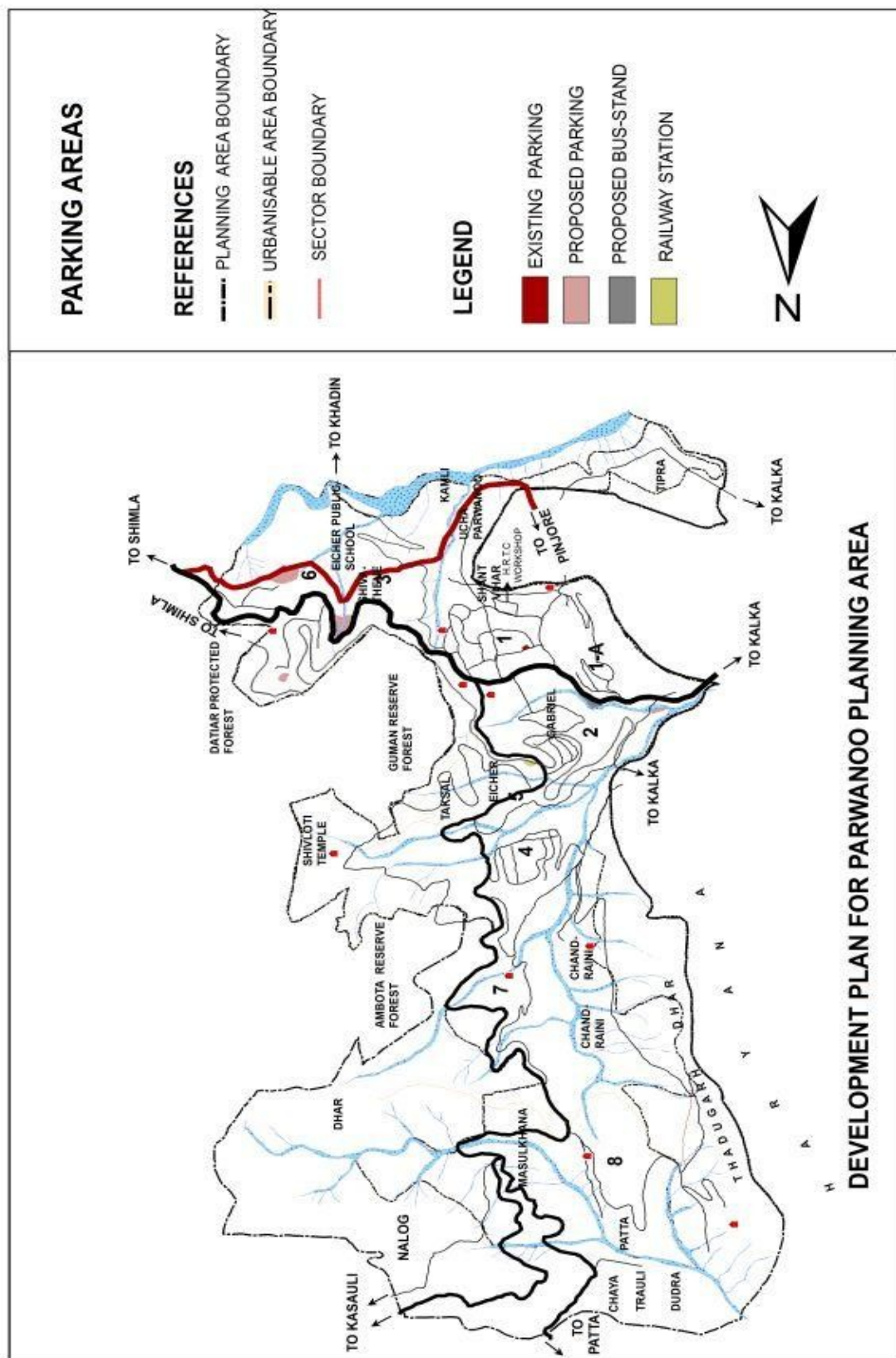


TABLE 2
ADDITIONAL REQUIREMENT OF URBANISABLE AREAS 2031 AREA IN HECTARES)

| Sector/ No. | Residential | Commercial | Industrial | Public & Semi Public | Govt. & Semi Govt. | Parks and Open spaces | Traffic & Transportation | Total (1to8) | Agri./ Forest |
|----------------|---------------|-------------|--------------|-------------------------|-----------------------|--------------------------------|-----------------------------|-----------------|------------------|
| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. |
| 1 | 0.50 | - | - | 0.59 | - | - | 1.00 | 2.09 | -11.36 |
| 2 | 0.13 | 0.63 | - | 3.05 | 0.44 | 0.60 | 1.00 | 5.85 | -12.36 |
| 3 | 5.50 | 0.40 | - | 7.55 | 0.43 | 0.50 | 17.70 | 32.08 | -18.51 |
| 4 | 10.25 | - | - | 1.55 | - | 0.50 | - | 12.30 | -16.57 |
| 5 | 21.55 | 0.35 | 4.00 | 6.67 | 0.17 | 0.50 | 0.20 | 33.44 | -38.46 |
| 6 | 21.85 | 0.11 | - | 4.28 | 0.03 | 0.40 | 2.80 | 29.47 | -35.25 |
| 7 | 74.75 | 0.06 | 2.00 | 8.09 | - | 2.50 | 1.25 | 88.65 | -85.79 |
| 8 | 65.79 | 0.10 | 10.00 | 8.14 | 0.07 | 23.54 | 1.00 | 108.64 | -94.22 |
| Total | 200.32 | 1.65 | 16.00 | 39.92 | 1.14 | 28.54 | 24.95 | 312.52 | -312.52 |

Note: An area of 11.52 hectares area of Botanical and Zoological Park has been included in the parks and open spaces in sector 8.

CHAPTER-16**DEVELOPMENT PROPOSALS**

The Development Plan of Parwanoo Planning Area is contemplated as a guide line for ensuring planned and regulated development through devising ideal zoning regulations. The proposals have been worked out as per requirements of projected population for the year 2031.

Out of 842.75 Hectares under Parwanoo Planning Area, 748.79 Hectares has been proposed as urbanisable area for catering to the requirements for the year 2031. Out of total Planning Area only 88.85% area is proposed under urbanisable limit. Out of 748.79 Hectares proposed urbanisable area for 2031, 346.44 Hectares is existing under various urban uses as per details given in the table 14.1. As per the requirements various land uses have been proposed in view of availability of developable land and holding capacity with regard to population activities, existing land use of the area, perspective potential, conformity of land uses to its surrounding areas, facilities for threshold population, location aspects and specific characteristics of land, functional hierarchy, convenience of movement etc. The proposals have been contemplated with due consideration of certain constraints such as scarcity of land, acquisition of private land for public utility services. Accordingly, Sector wise allocation of different urban uses have been contemplated for the year 2031. The land use wise details proposed for year 2031 are as under:-

16.1 Residential

At present 148.56 Hectares area is existing under residential use. Assuming residential density of 115 Persons per Hectare up to the year 2031, an additional area of 200.32 Hectares land is required. The residential requirements have been worked out for the population 40,000 persons which will live in the urbanisable limit and 3610 persons will be living outside the urbanizable limit as there is no scope to accommodate the same within urbanisable area.

16.1.1 Residential development is primarily proposed on private land. It is proposed that HIMUDA and private developers can develop the residential activities by way of acquiring the land. However, planned development is proposed to be ensured by regulatory measures such as sub-division of land, ensuring provision of basic social/physical infrastructure like roads, water supply, electricity, sewerage by private owners. In order to ensure proper road network and requisite service infrastructure for healthy living of community, strict enforcement of sub-division of land regulations is proposed.

16.2 Commercial

An area of 26.40 Hectares is existing under commercial use which caters to the needs of existing population of 21075 persons of the Planning Area as per 2011 census. In order to meet with the commercial requirements of the projected population of 46800 persons by the year 2031, additional area of 01.65 Hectares shall be required for commercial use. Proposed commercial activities at Sector level have not been suggested, however, details thereof will be worked out at the time of preparation of Sector Plans. Thus the total proposed land use under commercial use by the year 2031 works out to 28.05 Hectares which is 2.75 % of the total proposed urbanisable area.

16.3 Tourism

There is no location/place of tourist attraction within Parwanoo Planning Area hence proposals for Tourism activities have not been earmarked.

16.4 Industrial

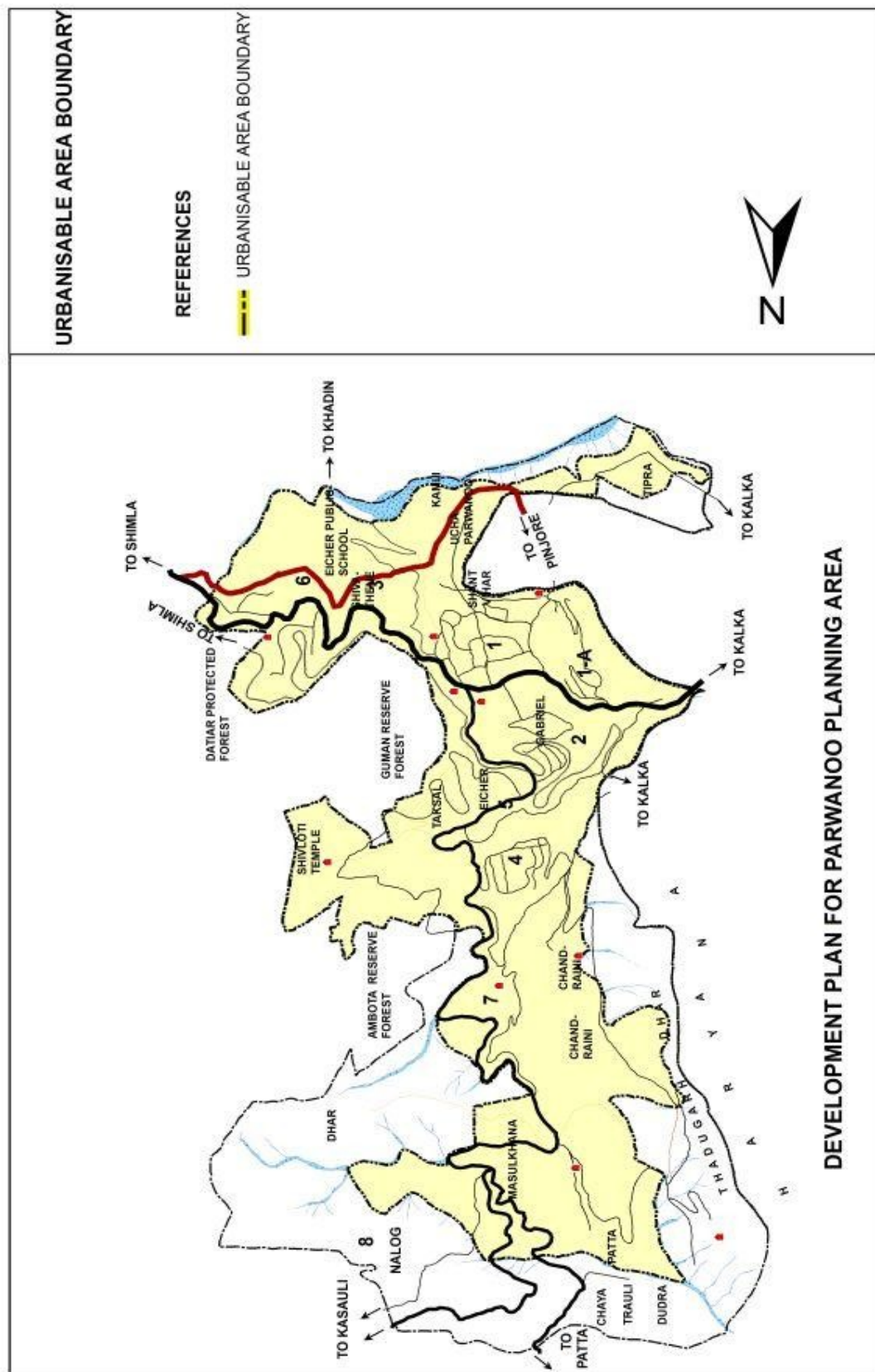
Presently 104.00 Hectares of land is existing under industrial use. This includes industrial areas developed by HIMUDA/Private entrepreneurs. Due to non-availability of serviced land there is no further scope for establishment of more industries, however 16.00 Hectares of additional land has been proposed on private land in Sectors 5, 7 and 8. Thus total proposed land use under industrial use by the year 2031 works out to 120 Hectares which comes to 15.24 % of the total urbanisable area.

16.5 Public and Semi-Public Uses

In Chapter 10, details of existing facilities and institutions have been discussed which comes to 6.03 Hectares whereas the requirement of additional area is 39.92 Hectares, thereby the total requirement for facilities, utilities and services shall be 45.95 Hectares which is 6.14% of the proposed urbanisable area up to the year 2031. Care has been taken to propose these utility services primarily on available Govt. land. For the development of these facilities it is proposed to involve different Govt./Semi- Govt./Private institutions to create these facilities.

16.6 Govt. and Semi Govt. Offices

An area of 2.14 Hectares is existing under Govt. and semi Govt. office use. An additional 1.14 Hectares area is required to cater to the future requirement. The area for this purpose has been proposed adjacent to Municipal Council and in Sector 1 to 8. The total requirement is worked to 3.28 Hectares in Govt. and Semi-Govt. use with expectation that sub-tehsil and sub-Judge court can be established in the Parwanoo Planning Area, in near future.



16.7 Basic Infrastructure**16.7.1 Water Supply**

The details of water supply have been elaborated in the proceeding chapter 11. However, it is pertinent to mention here that Parwanoo Planning Area needs 6552 KLD per day by the year 2031. At present 2952 KLD per day water supply exists. Thus additional requirement of 3600 KLD water supply shall be met with augmentation of existing water supply manned by HIMUDA and I.P.H. Deptt. New schemes are required to be introduced depending upon the supply and demand by the IPH Deptt..

Table 16.1: Water supply

| Sr. No | Description | Household | Percentage |
|--------|--|-----------|------------|
| 1 | No. of households to which water supply is sufficient | 5471 | 59 |
| 2 | No. of household to which water supply is not sufficient | 3802 | 41 |
| | Total | 9273 | 100.00 |

16.7.2 Sewerage System

Parwanoo town is well equipped with the Sewerage system. This system has been introduced by the HIMUDA, which is being maintained by the Authority itself, but outside the town the sewerage system is not provided. People at large have constructed their own septic tanks. In rural area at the periphery of Planning Area, there is no sewerage system. Being semi-urban nature of periphery area of town, sewerage system is required to be provided in the Planning Area by the IPH Department/ HIMUDA.

16.7.3 Solid Waste

Parwanoo town has its own solid waste disposal site in Sector 5. The solid waste is lifted by dumper placers by the Municipal Council, Parwanoo to the disposal site. There are 19 dumper collection chambers having 400Kg holding capacity. Daily 10 trips of dumpers are being operated in the town for carrying solid waste. It is proposed to provide buffer zone around solid waste disposal site in view of environmental impact.

16.7.4 Crematorium

Two sites have been proposed for cremation/burial grounds, one at Sector-5 and other at Kamli.

16.8 Parks and Open Spaces

An additional area of 28.54 Hectares has been proposed as organized parks, open spaces and city park on available Govt. land. City park with an area 2 Hectare in Sector 7 and 11.50 Hectare for Botanical and Geological /herbal Garden in Sector 8 where adequate Govt. land is available has been proposed. The proposals also envisage Sector/cluster level parks at various locations where Govt. land is available.

16.9 Traffic and Transportation

An area of 54.80 Hectares is existing under this use. To meet with the future requirements of 2031, an additional area of 24.95 Hectares has been proposed for this use. Thus the total area under Traffic and Transportation use works out to 79.75 Hectares, which will be 10.65% of the total urbanisable area. This area has been distributed as under:—

Table-16.2 Area distribution under Traffic and transportation use (in Hectares)

| Sr. No. | Description | Existing Area | Additional Area Required | Total |
|---------|---|---------------|--------------------------|-------|
| 1 | Circulation Net work | 54.80 | 20.05 | 74.85 |
| 2 | Terminal facilities ISBT , Bus Stops, Transport Nagar | - | 4.50 | 4.50 |
| 3 | Parking facilities for light vehicles | - | 0.40 | 0.40 |
| - | Total | 54.80 | 24.95 | 79.75 |

16.9.1 Circulation Net Work

Main arteries of circulation in the Planning Area are Ambala -Shimla- Kaurik National Highway-5, old National Highway-22, Parwanoo -Kasauli and Parwanoo- Kamli-Bhoj Nagar road providing circulation facilities. Over all status of circulation has been depicted in the above Table No. 16.2 which depicts that adequate provisions have been made in the Development Plan. The existing area under Traffic and Transportation is 54.80 Hectares which is under roads only; there is no Bus-Stand, truck stand and parking space for light vehicles. The existing internal road net work is considerably adequate and after construction of new Bye-Pass National Highway -5, the load of traffic has been decreased on old National Highway-22. Provision of ISBT, Bus Stops, Truck Terminals, and Transport Nagar are to be provided. Therefore, efforts have been made to provide adequate transportation facilities in the Planning Area which is detailed out in the table given below:-

Table:-16.3

| Sr. No. | Terminal Facilities | Area (in Hectare) |
|---------|--|-------------------|
| 1. | ISBT in Sector-2 & Bus Stops | 1.00 |
| 2. | Transport Nagar in Sector-6 | 2.00 |
| 3. | Truck Terminals 2 Nos. in Sector 6 and Sector2 | 1.50 |
| 4. | Parking of light vehicles at different locations | 0.40 |
| | Total | 4.90 |

Note:-ISBT is proposed in Sector I on Horticulture Department's land which is not being put to any use presently.

The Planning Area has only one National Highway which experiences unprecedented traffic volume on account of tourists visiting Shimla, Solan, transportation of apple and potato which usually do not allow traffic movement smoothly. Therefore, in view of traffic load on old National Highway-22, a Bye Pass (National Highway No-5) having 45 M wide has been constructed from Tipra Village of Sector 3 to Sector 6, similarly a road from Masool Khana to Chandraini via Thadugarh has also been proposed having 12 M width.

Parwanoo town at present does not have any Bus/truck terminals whereas more than 150 buses pass through the town daily and 500 trucks are being operated in the town. There is no suitable Govt. land available in the town where Bus- Stand/Truck terminals can be proposed, however efforts have been made to identify suitable sites for this purpose. Therefore 1.00 Hectare land has been identified for the construction of ISBT & Bus Stops on old National Highway-22 in Sector 2. This particular land belongs to Horticulture Department which is presently not being used for any purpose. This land requires to be transferred to Bus Stand Management & Development Authority. In addition to it, two No. Truck stands at Sector 2 and Sector 6 have been proposed on 0.50 and 1.00 Hectare land on old National Highway-22. An area of 1.00 Hectares shall be available in Sector 6, if the curve of old National Highway-22 is made smoother by shifting a bit and other truck stand at Sector 2 shall be constructed by reclaiming existing choa near Kalka Petrol filling station on old National Highway-22.

Keeping in view of overall requirements of the town for parking of light vehicles number of sites in small lots available have been proposed at different locations in the town. For this purpose 0.40 Hectare land has been proposed. However efforts have also been made to motivate the people to provide light vehicle parking in their premises so that the load of parking of vehicles can be reduced on the road besides its regulatory provisions. Parking floors free from F.A.R. & No. of storeys are being allowed under zoning regulations.

16.10 Agriculture and Forest

An area of 63.27 Hectares has been kept for agriculture and forests purpose. However 93.96 Hectares area has also kept as rural area beyond the urbanisable limits, predominant use of which is also agriculture.

16.11 Water Bodies

The total area under river and nallahs is 26.56 Hectares in the urbanizable area. This area will not be used for other purposes and it will be managed scientifically to avoid flash floods.

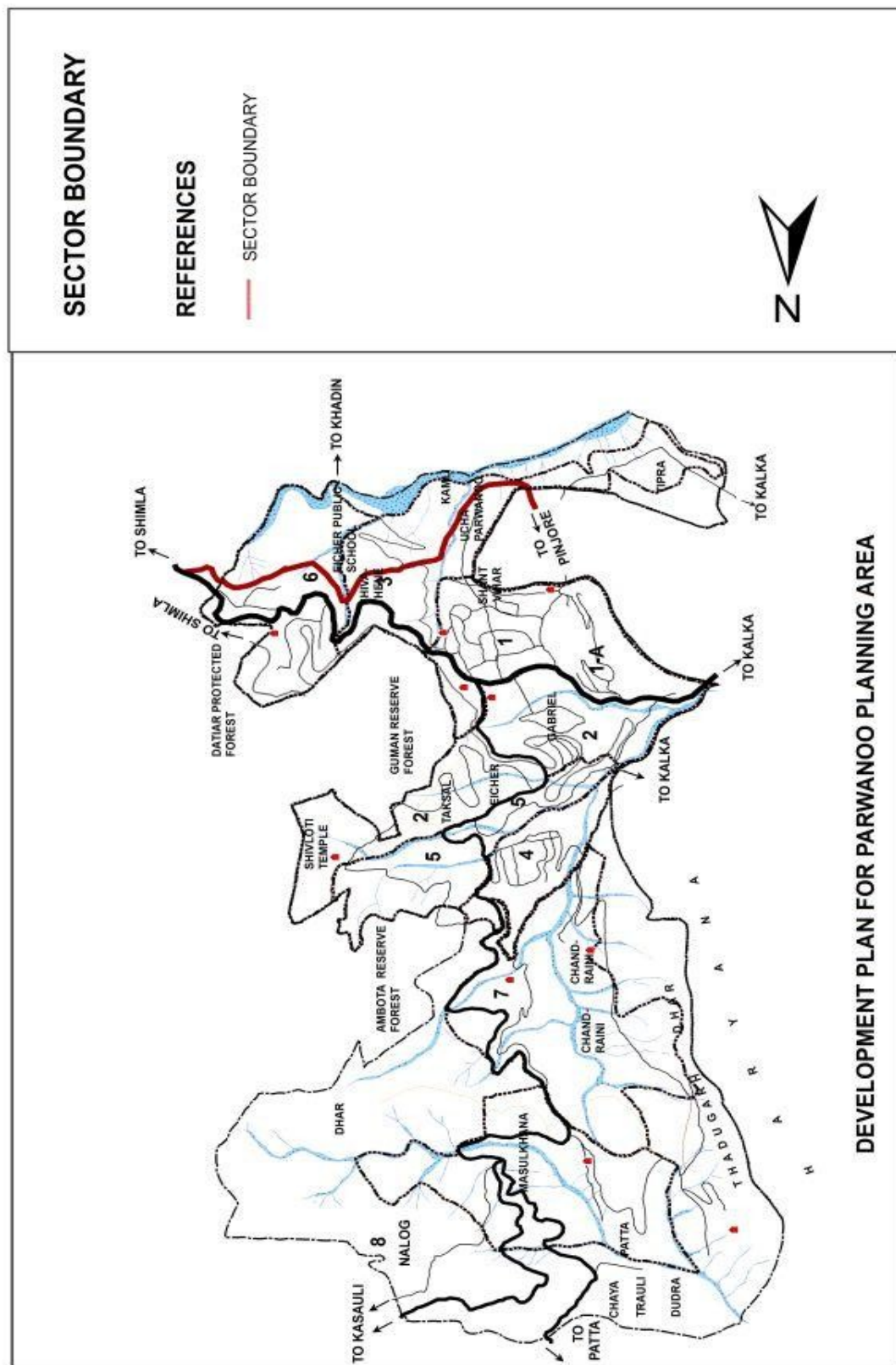
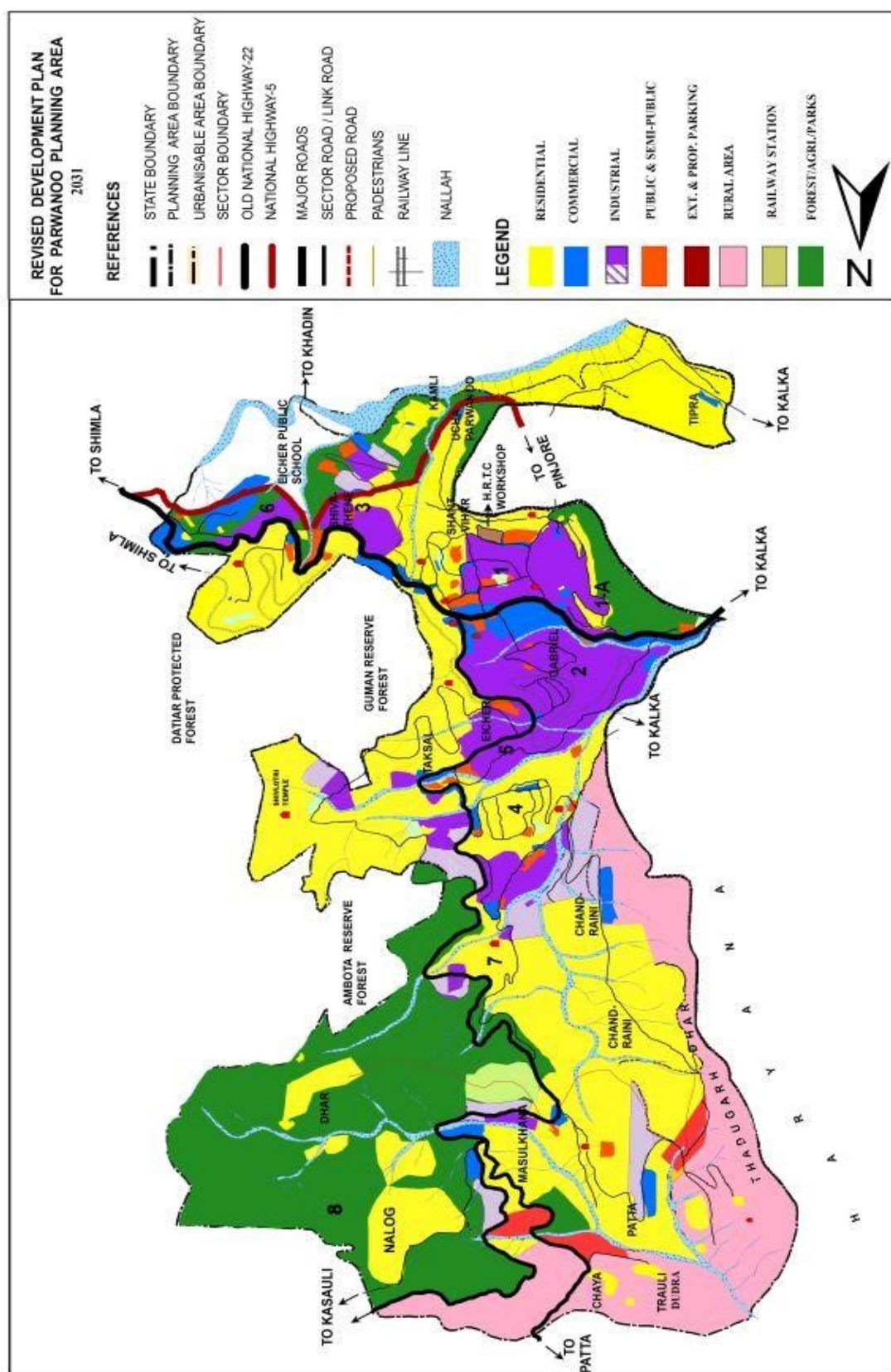


TABLE 4
PROPOSED LANDUSE FOR PARWANOO PLANNING AREA (AREA IN HECTARES)

| Sector Nos. | Residential | Commercial | Industrial | Public & Semi-Public | Govt./Semi-Govt. offices | Parks & Open space | Traffic Transportation | Total (1to8) | Water Bodies | Agri./Forests | Total (10+ 11) | Beyond Urban Limits | Total (12+13) |
|--------------|---------------|--------------|------------|----------------------|--------------------------|--------------------|------------------------|---------------|--------------|---------------|----------------|---------------------|---------------|
| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. | 11. | 12. | 13. | 14. |
| 1 | 24.50 | 2.75 | 20.75 | 1.75 | 0.93 | 0.75 | 4.19 | 55.62 | 2.55 | 5.16 | 7.71 | - | 63.33 |
| 2 | 24.88 | 4.0 | 40.25 | 4.20 | 0.57 | 0.90 | 9.83 | 84.63 | 3.46 | 1.43 | 4.89 | - | 89.52 |
| 3 | 33.00 | 3.40 | 16.00 | 8.80 | 0.98 | 1.55 | 27.85 | 91.58 | 8.20 | 20.77 | 28.96 | - | 120.55 |
| 4 | 26.00 | 2.55 | 0.00 | 1.75 | 0.04 | 0.90 | 4.53 | 35.77 | 1.46 | 2.93 | 4.39 | - | 40.16 |
| 5 | 35.25 | 2.60 | 10.00 | 7.52 | 0.17 | 0.95 | 5.95 | 62.44 | 3.40 | 1.70 | 5.10 | - | 67.54 |
| 6 | 35.00 | 7.75 | 5.50 | 4.56 | 0.17 | 0.96 | 15.05 | 68.99 | 1.46 | 4.17 | 5.63 | - | 74.62 |
| 7 | 90.25 | 2.50 | 15.00 | 8.56 | 0.22 | 3.50 | 6.66 | 126.69 | 3.13 | 10.33 | 13.46 | - | 140.15 |
| 8 | 80.00 | 2.50 | 4.50 | 8.81 | 0.20 | 23.54 | 5.69 | 133.24 | 2.90 | 16.78 | 19.68 | - | 152.92 |
| | - | - | - | - | - | - | - | - | - | - | - | 93.96 | 93.96 |
| Total | 348.88 | 28.05 | 112 | 45.95 | 3.28 | 33.05 | 79.75 | 658.96 | 26.56 | 63.27 | 89.83 | 93.96 | 842.75 |



| | | | | | |
|--------|------|--------|--------|--------|----------|
| J.D.M. | J.E. | A.T.P. | T.C.P. | S.T.P. | DIRECTOR |
|--------|------|--------|--------|--------|----------|

CHAPTER-17**PHASING, COSTING AND IMPLEMENTATION****17.1 PERSPECTIVE**

17.1.1 The Development Plan is a document of public, community, Municipality, Panchayati Raj Institutions and the Government Departments. It is a document meant for present and future generations. The Plan envisages for planned and sustainable development of Parwanoo Planning Area.

17.1.2 Implementation of the plan has inevitably to be done through joint efforts of the public-private partnership, Development Authority which is presently Himachal Pradesh Housing and Urban Development Authority, Gram Panchayats, Municipal Council, Revenue Department, Infrastructural Departments and Town and Country Planning Department.

17.1.3 Out of 842.75 Hectares of the Planning Area 312.52 Hectares area has been proposed to be developed by the year 2031 for projected population of 46800. Phasing, costing and implementation of Development Plan have been contemplated keeping in view development priorities, to meet the needs of growing population, socio-economic dynamics likely to persist after every five years, on one hand and in consonance with the national policy of preparation of rolling plans, on the other. So far as the question of mobilizing or managing funds for development of external infrastructure is concerned, the financial resources for implementation of basic infrastructure proposals related to bulk services including water supply, sewerage, drainage, electricity and communication are allocated by the Government under major capital outlays of various development and infrastructure Departments. It is just a matter of utilizing the same in accordance with proposals of the Development Plan. However, resource generation for providing internal infrastructure has to be ensured by various stakeholders under the Land Pooling and Reconstitution mechanism. Various executing agencies may further augment resources, required for their purposes, by mobilizing funds internal as well as external institutional finance.

17.2 PHASING

17.2.1 Development Plan is a mandatory document to guide the future development. Implementation of Development Plan is divided into four phases, coinciding with five year plans namely:

- (i) 12th Five Year Plan 2015-17 (2 years)
- (ii) 13th Five Year Plan 2017-22 (5 years)
- (iii) 14th Five Year Plan 2022-2027 (5 years)
- (iv) 15th Five Year Plan 2027-2031(4years)

17.2.2 First Phase-2015-2017

The following proposals are proposed to be implemented in the first phase:

- 1. To develop roads and parking lots.
- 2. To develop residential and industrial area.
- 3. Land Pooling and Reconstitution Schemes.

17.2.3 In view of implementation of proposals in each phase, priorities of subsequent phases shall be worked out, resources generated and accordingly implementation shall be ensured.

17.3 COSTING

17.3.1 The plan envisages for residential development by the land owners through Land Pooling and Reconstitution mechanism. These Schemes are to be implemented by the Development Authority, by organizing land owners with the help of Revenue Authorities, Local Bodies, Panchayats, Municipality and Infrastructural Departments. The Development Authority will be responsible for preparation of such schemes. The funds are to be raised from potential buyers of developed plots who are going to be allotted the same. About 40 percent surrendered land for amenities, roads, parks, open spaces and other public purposes will ultimately be vested with the Development Authority. The Authority will earn in terms of charges to be levied on services infrastructure likely to be provided to the inhabitants. So far as arterial roads and major proposals including bus stops, parking lots, transport nagar and infrastructural networks are concerned, the land has to be arranged, acquired and the same developed by the Development Authority and respective agencies through public-private partnerships on Build-Operate-Transfer basis. Therefore, entire funding is to be done through the in-built mechanism, as envisaged in the Development Plan.

17.3.2 The cost of residential development including road network, sewerage, drainage, electricity, parks, open spaces, parking and other amenities is to be borne by the landowners, through the mechanism of Land Pooling and Reconstitution and thereby enhancement of land values. The benefits likely to accrue by way of the sale of plots would be manifold then to meet with the cost of development.

17.4 FINANCING AND RESOURCE GENERATION

17.4.1 Parwanoo being an Industrial and multi-functional Planning Area, financing of plan is required to be geared up by the Development Authority and Infrastructural Departments by raising resources from the betterment levies on development pursuits. Conversion of land use may be charged suitably in view of enhancement of land values.

17.4.2 The respective agencies and Government undertakings, by raising resources from the beneficiaries, will be responsible for development of utilities, facilities and services including water supply, sewerage, drainage, electrification and telephone. The parks shall be developed by the Municipal Council by arranging land for the purpose.

17.4.3 The plan also envisages having provision for Botanical and Geological park with preservation of local herbals and ayurvedic flora and fauna. This park is located on Parwanoo- Kasauli road in sector-8 of Parwanoo at Masulkhana covering about 23.04 Hectare Government land. This park is proposed to be developed by Forest Department and Ayurvedic Department.

17.4.4 The proposed Bus Stand and Truck Terminals are to be developed by the Himachal Pradesh Bus Stand Management and Development Authority through Built-Operate- Transfer(BOT) basis.

17.5 IMPLEMENTATION

17.5.1 As the Development Plan is a document of people, community, Government Departments, Panchayati Raj Institutions and Municipality the same are therefore required to come forward for its implementation. Execution of the Development Plan has to be ensured by Land Pooling and Reconstitution Mechanism by coordinated efforts of the land owners, Development Authority, Revenue Department, Panchayats, Municipality and Infrastructural Departments.

17.5.2 Overall control and monitoring of implementation of proposals of development in terms of land use, zoning and regulatory mechanism shall be vested with the Town and Country Planning Department.

CHAPTER – 18**ZONING REGULATIONS****18.1 PROCEDURE AND REQUIREMENTS****18.1.1 Application for permission**

18.1.1.1 The application for development of land to be undertaken on behalf of the Union or State Government under Section 28 and under Section 29 by a local authority or any authority specially constituted under the Himachal Pradesh Town and Country Planning Act, 1977 shall be accompanied by such documents as prescribed under Rule-15 of Himachal Pradesh Town and Country Planning Rule, 2014 including design by a registered Architect/Planner/ Engineer/ Draughtsman and structural design by a Structural Engineer/ Architect.

18.1.1.2 The application for development of land to be undertaken under Section 30 by any person not being the Union or State Government, local authority or any authority specially constituted under the Himachal Pradesh Town and Country Planning Act, 1977 shall be on such forms along with the specification sheet and schedule attached with these forms and containing such documents and with such fee as prescribed under Rule 16 of the Himachal Pradesh Town and Country Planning Rules 2014.

18.1.1.3 Apart from above the applicant shall furnish the following additional documents namely:—

- (i) Four sets of location plan in the scale 1:1000, indicating the land in question, main approach roads, important physical features of the localities or area, important public buildings like school, hospital, cinema, petrol pump, office and surrounding ownership if any.
- (ii) Four sets of contour plan in the scale of 1:200 showing the profile of site.
- (iii) Four sets of site plan in the scale of 1:200 indicating the proposed site, approach road, adjoining buildings, the existing drainage and sewerage, set backs, built up and open area clearly, plot must tally in shape, size and dimensions as shown in the tatima. Position and size of rain water harvesting tank shall be indicated in the site plan.
- (iv) Four sets of architectural drawings showing building plan, elevations, longitudinal and transverse cross- sections in the scale of 1 : 100 or 1 : 50.
- (v) The drawings referred at (i) to (iv) should be duly signed by the registered Architect or Planner or Engineer or Draftsman along with his or her address and registration number as per entitlement.
- (vi) One copy of Treasury Challan form vide which requisite fee has been deposited.
- (vii) Latest original Khasra map (Tatima) showing Khasra number of land in question, adjoining Khasra numbers on all sides of plot and approach path with its width.
- (viii) Latest Jamabandi showing clear ownership or attested Photostat copy of sale deed/lease deed/conveyance deed or registration deed.

- (ix) In the site plan the distance of low and high tension electricity lines from proposed land or plot or building shall be shown. In case electricity lines are passing over or nearby the proposed site for development, horizontal and vertical distance be shown.
- (x) In case no public road or path exists at site, the owner shall have to make proper provision for path or road abutting with proposed plot or building by surrendering such land as may be directed by the competent authority. A certificate from the Urban Local Body or Panchayati Raj Institution or State Town and Country Planning Development authority or Local authority or any other authority as the case may be, shall be submitted by the applicant in support of taking over the land surrendered for development of road or path and designating it as public street as per provisions of their respective Acts.
- (xi) For the plots abutting National Highways, State Highways, Bye passes and other Scheduled Roads or Himachal Pradesh Public Works Department, (HPPWD) the No Objection certificate (NOC) of H.P. PWD shall be submitted on the format as appended below :—

NO OBJECTION CERTIFICATE

The Department of Himachal Pradesh Public Works has no objection on carrying out any development or construction of building on land bearing Khasra Number _____ of revenue village or Mohal _____ for----- purpose abutting with National Highways or State Highway or Schedule Road namely _____ by the owner Sh./ Smt. _____ resident of _____ with respect to the provisions of the H.P. Road Side Land Control Act, 1969 in this behalf as shown in the site plan.

(Seal)

Competent Authority

*(Not to be issued below the rank of Executive Engineer)

- (xii) For plots/buildings whereby electricity lines (LT/HT) are passing over or nearby, the No Objection Certificate (NOC) of Himachal Pradesh State Electricity Board (HPSEB) shall be submitted on the format as appended below :-

NO OBJECTION CERTIFICATE

The Himachal Pradesh State Electricity Board has no objection on carrying out any development on land or construction of building bearing Khasra Number _____ of revenue village or Mohal _____ under the _____ line by the owner Sh./Smt. _____ resident of _____ with respect to the provisions of Indian Electricity Rules, 1956 in this behalf as shown in the site plan.

(Seal)

Competent Authority

*(Not to be issued below the rank of Executive Engineer)

- 18.1.1.4** Applicant shall have to submit any other certificate/document or Plan e.g. No Objection Certificate (NOC) from the H.P. State Pollution Control Board, water and electricity availability certificate from the concerned departments etc. as may be required by the competent authority.

- 18.1.1.5** Demarcation report from revenue authority shall have to be submitted wherever so required by the competent authority.
- 18.1.1.6** Photographs of the site showing profile of land, vegetation and trees. The photographs shall be of at least 10 cm X 15 cm size taken from different angles.
- 18.1.1.7** For major proposals having bearing on the community, a detailed project report justifying the proposals other than, the pre-requisites of main use be submitted and got approved from the competent authority.
- 18.1.1.8** No access shall be permissible from the major roads without prior approval of the competent authority.
- 18.1.1.9** Whereas the structural design of the building shall be the responsibility of the owner and the Structural engineer, however structural stability certificate on its completion shall have to be submitted.

18.1.2 Monitoring of Construction

- 18.1.2.1** Before applying for building planning permission the applicant has to construct a boundary wall of height 1.5 Mts after demarcation of the plot.
- 18.1.2.2** The applicant shall intimate in writing to the concerned competent authority that the work of execution of building has reached the plinth level. The competent authority shall inspect the executed work within 15 days and shall allow the applicant for further construction, only if the same is found in order.
- 18.1.2.3** In case the competent authority does not inspect the site within the prescribed period, the applicant shall certify that he has carried the construction up to plinth level in accordance with permission order and consequent upon not conducting the inspection within stipulated period, the applicant can undertake the further construction in accordance with permission order.
- 18.1.2.4** If the competent authority on inspection later on observes at any stage that the work has not been carried in accordance with the approved plan, notice of unauthorized construction or deviation shall be served upon for restoration of the same to its original condition as prescribed in the Act or any other action as specified in rules and regulations there under.
- 18.1.2.5** The concerned competent authority, if required, may direct the applicant to revise the building plan as per requirements of rules and regulations and if it is found in order, the revised map shall be approved.
- 18.1.2.6** After completion of the building, the applicant shall submit a completion plan alongwith a certificate to the concerned competent authority certifying that the construction has been completed as per the approved map.
- 18.1.2.7** Building shall not be put to use prior to issuance of completion certificate by the competent authority.

18.1.3 Terms for Service connections

18.1.3.1 The procedure for issuance of No Objection Certificate (N.O.C.) for water supply and electricity connection shall be as under :—

- (a) Temporary = At plinth level.
- (b) Permanent = On completion of dwelling unit/floor/whole building.

18.1.3.2 Any No Objection Certificate (NOC) issued by the Town and Country Planning Department for services shall be liable for withdrawal on violations of provisions of the Development Permission Regulations as specified, according to which permission has been accorded or breach of terms and specified conditions in the permission order.

18.1.3.3 Provided that before applying for N.O.C. for permanent water/electricity/ sewerage connection the applicant shall have raised construction as per approved map, constructed drain, path, septic tank, soak pit, rain harvesting tank etc. The plot must have defined boundaries as per demarcation obtained from revenue department. Photographs shall also be submitted by the applicant showing structure raised or completed by him/her.

18.1.4 Regulations for Land Pooling and Reconstitution of Plots

18.1.4.1 On commencement of this Development Plan, no person shall be allowed to carve out plots of zig-zag 'Khasra' numbers in his ownership and the same have to be organized along with other such adjoining chunks of land to ensure proper dimensioned plots to the purchasers, on one hand and in the interest of urban design, safety, economy, functionality, aesthetics and optimum use of land, on the other.

18.1.4.2 Maximum upto 60% plotted area shall be made available to the land owners, proportionate to their land ownerships, in accordance with prescribed regulatory provisions of this Development Plan. The remaining 40% area shall have to be surrendered and the same be utilized for circulation, infrastructural networks, parking, parks, open spaces, playgrounds and recreational pursuits.

18.1.4.3 In case of any person whose plot comes within the roads or community amenities, he shall be suitably compensated by the parties who are going to be benefited in lieu of his land in such scheme.

18.1.5 Sub-Division of Land Regulations

18.1.5.1 The Sub-Division of land into plots amounts to “Development” under Himachal Pradesh, Town and Country Planning Act, 1977. No person shall sub-divide his land unless permitted to do so in accordance with rules and regulations in force.

18.1.5.2 Similarly no „Registrar or the Sub-Registrar shall register any sale deed or documents of any sub-division of land on share basis unless the sub division of land is duly approved by the competent authority in accordance with provisions of Section 16 C of the Himachal Pradesh Town and Country Planning Act, 1977 and sub division of land regulations as contained in this Development Plan.

18.1.5.3 The sub-division of land shall be permitted in accordance with natural profile topography of land as shown on a contour map, drainage of the land, accessibility, road alignment, wind direction, local environmental imperatives and in accordance with prescribed land use of the Development Plan. Natural flora and fauna shall have to be preserved.

- 18.1.5.4** Natural nallahs which pass through land involving sub-division shall be developed and maintained according to discharge of water during the peak rainy season.
- 18.1.5.5** Sub-division of land shall not be permitted in an area where basic services like paved roads, drainage, water-supply, sewage disposal, electric supply line, street lighting etc do not exist. The developer shall apply to develop the requisite services and infrastructure and letter of intent for the same may be given to him/her/them. Final permission for sub-division of land shall be given as and when services are developed at site. Roads and services are to be provided in a particular sub-division of land in consonance with the adjoining infrastructure/proposals of this Development Plan. No sub-division shall be allowed with direct access from the National Highway.
- 18.1.5.6** The plots shall be permitted at right angle to the road with proper shape and dimensions in accordance with natural profile of land and slope, so that optimum use of the land is ensured. Contour planning must be followed for minimizing the cutting of hills and for getting maximum sun.
- 18.1.5.7** One side of every residential plot shall about with minimum 3.00 M wide access.
- 18.1.5.8** The minimum width of road for sub-division of land shall be 5.00 M up to 10 numbers of plots, 7.00 M up to 20 number of plots and 9.00 M for plots more than 20 in number.
- 18.1.5.9** In case of plots or land abutting the existing or proposed roads or paths, width of the same shall have to be increased to meet requirements of width for requisite plots.
- 18.1.5.10** Average slope gradient for regional roads shall have to be 1:20. However, local roads in town may be allowed with slope gradient up to 1:10 and additional width of carriage way shall be provided on curves for ensuring smooth flow of vehicular traffic, which shall not obstruct view or vista.
- 18.1.5.11** Minimum width of plot for row, semi-detached and detached type houses shall be 5.00 M, 8.00 M and 10.00 M respectively. Ratio of depth to width of the plot shall normally range between 1: 1.5 to 1: 3.
- 18.1.5.12** Minimum area for a detached plot shall not be less than 150 Sqm. However the minimum size of plot in a planned layout can be 90 Sqm. Smaller plots may be considered in the case of allotments made by State Government under Gandhi Kutir Yojna, Indira Awas Yojna or any other scheme launched by Union or State Governments for the benefit and upliftment of economically weaker sections of the society and IRDP families in relaxation to these regulations. Where State Government is allotting land to the landless persons, it may be ensured that plots are created after the mandatory regulations for front set back on any road so that least difficulty is faced by the allottees later on.
- 18.1.5.13** Semi-detached house construction shall be allowed on plots having area between 120-150 Sqm. And row housing on plots with area between 90 Sqm. to 120 Sqm. subject to the condition that the maximum number of such plots shall not exceed 10 in a row after which a gap of 7.00 M shall be left.
- 18.1.5.14** If the number of proposed plots exceeds 10 (1500 Sqm), provision of parks and tot lots shall be made in the centre of scheme area. Such parks cannot be built upon or sold in any manner in future. The area to be proposed under parks shall not be less than 10% of the total scheme area. Right of use/ownership of this land shall be transferred/

surrendered to the Panchayati Raj Institutions or Urban Local Bodies or Development Authority or a local authority or any other authority as the case may be which shall be responsible for maintenance of surrendered paths, parks etc. The owner shall not claim any compensation in lieu of this land.

18.1.5.15 If the number of proposed plots exceeds 40, provision shall have to be made for educational, health, religious and other community facilities as per the size of the scheme.

18.1.5.16 Minimum area for septic tank and soak pit etc. irrespective of number of plots shall be 5% of the scheme area.

18.1.5.17 Provision for the decomposition of biodegradable waste shall have to be made in accordance with requirements of particular sub-division of land.

18.1.5.18 Minimum area of a plot for residential development in Group Housing Scheme shall be 1000 Sqm. in accordance with provisions of Apartment Act.

18.1.5.19 While carving out plots, the orientation of the plots shall be made in such a manner, so as to be in conformity with the existing plots/infrastructure, wind direction, availability of Sun and natural flow of surface drainage to allow unobstructed rain water discharge.

18.1.5.20 Provision for rain water harvesting for surface run off other than that of structures shall have to be ensured to ease the water supply problem.

18.1.5.21 Where it is essential to develop a plot by cutting of natural land profile, it shall be the responsibility of the plot owner to provide retaining and breast walls, according to the engineering specifications, so that such cutting of natural profile do not exceed more than 3.50 M height in any case with provision of diaphragm wall for step housing.

18.1.5.22 Development proposal for part of land or Khasra number shall not be considered and proposal shall be submitted for complete adjoining land holding. Adequate provision of paths, open spaces as per regulations shall be made. Provision of path or road shall be shown for remaining land as well.

18.1.5.23 No Government land shall be transferred by the District Collector or registered by the Registrar or Sub-Registrar to any person in Parwanoo Planning Area without No Objection Certificate of the Himachal Pradesh Town and Country Planning Department.

18.1.6 Building Regulations

The following Building regulations shall apply to all development activities to be carried out in the Parwanoo Planning Area.

18.1.6.1 No building or other structure shall be erected, re-erected or materially altered without the permission of the competent authority in writing.

18.1.6.2 No yard or plot existing at the time of coming into force of these regulations shall be reduced in dimension or area below the minimum requirement set forth herein. The yards or plots created after the effective date of these requirements shall meet at least the minimum requirements established by these regulations.

- (a) Provided further that all the plots registered prior to the enforcement of Section-16 of the Himachal Pradesh Town and country Planning Act, 1977 to Parwanoo Planning Area shall be treated irrespective of their size subject to the condition that minimum 3.00 M wide path abutting one side of the plot should be made available individually or on share basis. In case 3.00 M wide path is not available at site then the owner shall surrender the remaining area from his plot to make the path as 3.00M wide.
- 18.1.6.3** The height limitations of these regulations shall not apply to all kind of religious places e.g. temples, mosques, gurudwaras and churches etc. provided it is so designed and approved by the Director. The chimneys, elevators, poles, tanks, lift and other projections not used for human occupancy may extend above the prescribed high limits. The cornices and window sills may also project into any required set backs up to 0.45 M and roof projection may be projected upto 0.75M.
- 18.1.6.4** After coming into force of this Development Plan, the land use and Development of land shall conform to the provisions of this Development Plan subject to the provisions as contained under Section 26 of the Himachal Pradesh Town and Country Planning Act, 1977.
- 18.1.6.5** Natural nullahs which pass through land involving division shall be developed and maintained according to discharge of water in rainy season and the same shall not be covered.
- 18.1.6.6** No wall fence and hedge along any yard or plot shall exceed 1.50 M in height.
- 18.1.6.7** On a corner plot bounded by a vehicular road in any land use zone or area, nothing shall be erected, placed, planted or allowed to grow in such a manner so as to materially impede vision to avoid accidents and smooth running of vehicular traffic.
- 18.1.6.8** No planning permission for development shall be granted unless the road or path on which land or plot abuts is properly demarcated and developed at site.
- 18.1.6.9** Drainage shall be regulated strictly according to natural profile of land with a view to prevent land slides, soil erosion and to maintain sanitation and public health.
- 18.1.6.10** No building shall be erected on slope of natural land profile forming an angle of more than 45°.
- 18.1.6.11** In case of plot or land abutting road or path, width of the same shall be increased to meet requirements of the Development Plan by getting additional strip of land surrendered by the land owner(s) on either sides of each road or path equitably or in accordance with topography of land and feasibility. Right of ownership of use of such land which is earmarked for path or road shall be surrendered or transferred to the Urban Local Body or Panchayati Raj Institution or State Town and Country Development Authority or local authority or any other authority as the case may be, by the applicant(s) without any compensation for maintenance purpose. The registering authority shall have binding with this provision to affect all registrations as per layouts approved by the competent authority in the name of Government or above referred bodies or authorities.
- 18.1.6.12** Roof slab or chhajja projection over door/window openings shall be limited up to 0.60M over set backs on all sides as well as it shall be allowed upto 0.75 M beyond the required setbacks.

18.1.6.13 Maximum height of plinth level shall be 3.0 M which shall be closed on all exposed sides with brick or stone masonry.

18.1.6.14 The setbacks shall not be applicable to road side infrastructure or facilities such as rain shelters, land scaping etc. which are specifically permitted by the Himachal Pradesh Public Works Department on the acquired width of a road with temporary structures.

18.1.6.15 In case of Petrol Filling Station the layout plan or norms of the oil companies shall be adopted. If the rear and side set backs are not mentioned in the layout plan of companies then the minimum sides and rear setbacks shall be 3.00 M. However on National, State Highways and other Scheduled roads the front set back of 3.00 M from the controlled width of road as per requirement of H.P. Road side Land Control Act, shall be left.

18.1.6.16 No construction shall be permitted on a piece of land left with buildable width of less than 5.00 M after maintaining setbacks with reference to the size or area of the plot.

18.1.6.17 Not more than four dwelling units per floor shall be permissible in residential building constructed on plot having an area up to 250 Sqm. . For plot measuring more than 250 Sqm. area, one additional dwelling unit for every additional 100 Sqm. of plot area shall be permissible in each floor.

18.1.6.18 Regulations for different parts of a building shall be as under:-

| Sr. No. | Part of Building | Description | Regulation |
|---------|--|--|--|
| 1. | Habitable room | Minimum floor area Minimum width | 9.50 Sqm. 2.40 M. |
| 2. | Kitchen | Minimum floor area Minimum width | 4.50 Sqm. 1.80 M. |
| 3. | Bath Room | Minimum floor area Minimum width | 1.80 Sqm. 1.20 M. |
| 4. | Water Closet | Minimum floor area Minimum width | 1.10 Sqm. 0.90 M. |
| 5. | Toilet | Minimum floor area Minimum width | 2.30 Sqm. 1.20 M. |
| 6. | Minimum corridor width | For residential use For other uses | 1.00 Sqm. 1.20 M. |
| 7. | Minimum stair case width | For residential use For other uses | 1.00 M. 1.50 M. |
| 8. | Minimum width of treads without nosing for internal stair case | For residential use For other uses | 25 Cm. 30 Cm. |
| 9. | Maximum height of riser | For residential use For other uses | 19Cm. (Maximum 15 Cm.(Maximum 15 risers in one flight) |
| 10. | Spiral stair case | In commercial building, provision of additional fire escape spiral stair case of minimum 1.50 M. diameter with minimum 25 cm. treads and maximum 15 Cm. riser shall be provided. | |

| | | |
|-----|----------|--|
| 11. | Openings | For sufficient air, light and ventilation, the windows and ventilators shall be provided on each floor with minimum area equivalent to $1/6^{\text{th}}$ of that floor area. |
| 12. | Balcony | 1.20 M. wide balcony completely open on two sides with restriction of 50% of building frontage where minimum front set back is 3.00 M. shall be permissible. |

18.1.6.19 One parking floor shall be mandatory wherever feasible. Maximum height of parking floor shall be 3.0 M including depth of beam below the ceiling of the slab and it shall be over and above the permissible Floor Area Ratio limit. However, the fee as specified under the Rules shall be charged. Both parking floor and Garage can be permitted. In case the parking floor is constructed of more than prescribed height, it shall be treated as a storey and the area shall be included in total built up Floor Area Ratio. The height restriction for Garage shall be the same as is for parking floor. However parking floor height can be relaxed as per the requirement and feasibility.

18.1.6.20 In case space as per requirement of parking is available in open area which is over and above the area under setbacks, the condition of parking floor shall not be insisted and the vehicles can be parked on such open area.

18.1.6.21 Provided that the open area is within the land or plot boundaries of the applicant.

18.1.6.22 Minimum and maximum height of floor shall be 2.70 M. and 3.50 M respectively for all land uses except Industrial use. No mezzanine floor shall be permitted and it shall be counted as separate storey.

18.1.6.23 Total heights of the building may not exceed more than 21M including slopping roof of 2.50 Meters and including parking floors.

18.1.6.24 No construction shall be allowed within 5.00 M distance from the existing forest or green belt boundary and within a radius of 2.00 M from an existing tree. The distance and radius shall be measured from the circumference of the tree. For construction on the plots having tree (s), N.O.C. from the Forest Department shall be obtained by the applicant and a copy of the same shall be submitted to the competent authority.

18.1.6.25 For the plots or buildings, where electricity lines are passing over or near by the land, distance from electricity lines shall be kept as provided in the Indian Electricity Rules from time to time as under:—

| Voltages | Vertical clearance | Horizontal clearance |
|--|------------------------------|------------------------------|
| (1) Low and medium voltage and service line upto 440 volts | 2.439M (8') | 1.219 M (4') |
| (2) (a) For high voltage lines above 440 volts and including 11,000Volts | 3.658 M (12') | 1.219 M (4') |
| (b) For high voltage lines above 11,000 and including 33,000 volts | 3.658 M (12') | 1.829 M (6') |
| (3) For extra high voltage line (for every additional 33,000 volts | 3.658M (12') 0.305 M (1') | 1.829 M (6') 0.305 M (1') |

18.1.6.26 Regulations regarding re-construction of houses/buildings in the existence shall be on predominantly existing building lines, provided minimum width of road as per Rules and Regulations is available and roof projections, sun shades upto 0.60M shall be permitted over streets or paths as the case may be. Any addition, if required, shall be allowed to the extent of 20% of existing built up area of ground floor subject to fulfillment of other planning Regulations. At least 2 or 3 photographs shall be submitted with existing building drawings to establish the existing building line.

18.1.6.27 Structural Stability Certificate shall be furnished by the applicant while applying for permission and shall be in form-15. Soil Investigation Report (for the areas falling in sliding and sinking zones as defined in the Development plan or for any re-claimed piece of land by Promoters) shall be mandatory. The Soil Investigation Report shall be given by the Geologist and the Structural Stability Certificate shall be given by the Graduate Civil Engineer having experience in preparing the structural design of the buildings.

18.1.6.28 Letter Delivery Box

Letter box may be installed at ground level in all buildings having two or more storeys at convenient places. Name and address may be superscripted there on. Common letter box may also be provided then address of all the users be superscripted for convenience of post man.

18.1.6.29 Multi level parking floors shall be allowed in Govt. & Public undertaking buildings and commercial uses wherever feasible but restricting maximum structure height to 21 Mts

18.1.6.30 In the public interest and in the interest of town design or any other material consideration the Director may relax minimum size/ area of the plot, plot coverage, setbacks, change of land use and floor area ratio (F.A.R), etc. the decision of the Director shall be final.

18.1.7 REGULATIONS OF PRESCRIBED LIMITS FOR DEVELOPMENT ACTIVITIES EXEMPTED UNDER SECTION 30-A OF THE HIMACHAL PRADESH TOWN AND COUNTRY PLANNING ACT, 1977 (ACT NO. 12 OF 1977)

18.1.7.1 Residential Buildings and Farm Houses

- (i) Maximum floor area = 600.00 M²
- (ii) Maximum number of storeys = 3 Nos +1 Parking floor wherever feasible.

Note:—The applicant may have a maximum floor area of 600.00 M² distributed over not more than three storeys.

18.1.7.2 Commercial Use

- (i) Maximum floor area = 100.00 M²
- (ii) Maximum number of storeys = 2 Nos.
- (iii) Minimum access = 3.00 M
- (iv) Parking = For loading, un-loading and parking purpose suitable community parking space has to be arranged by the Shop owners.

Note:- The applicant may have a maximum floor area of 100.00 M² distributed over not more than two storeys.

18.1.7.3 Service Industries

- (i) Maximum floor area = 100.00 M²
- (ii) Number of storeys = 1 No.
- (iii) Minimum access = 3.00 M
- (iv) Parking = For loading, un-loading and parking purpose suitable community parking space shall have to be ensured by the Industrialists.

18.1.7.4 Public Amenities

- (i) Maximum floor area = As per requirement of the particular amenity.
- (ii) Maximum Number of storeys = 3 Nos.
- (iii) Minimum access = 3.00 M
- (iv) Parking = @ 0.50 to 1.50 equivalent car space per 100 M² of floor area.
- (v) Play fields in case of Educational buildings. = 0.20 Hectare to 1.60 Hectare is desirable, however, as per availability of land.

18.1.7.5 Other Imperatives

- (i) Structural safety and seismic proofing including soil investigation should be ensured.
- (ii) Attic and basement shall be counted as a storey.
- (iii) Sloping roof shall have to be ensured in hilly areas.
- (iv) No construction shall be raised within a distance of 5.00 M from the centre of the roads in respect of all other village roads.
- (v) No construction shall be raised within the controlled width of major District roads.
- (vi) Minimum front Set Back of 3.00 M from the controlled width of National Highways, State Highways and Scheduled Roads under the Himachal Pradesh Road Side Land Control Act, 1968 shall be kept.
- (vii) Minimum Set Back of 2.00 M in front and 1.50 M in sides and rear side and from the adjoining property, Government land and 5.00 M from Forest land shall have to be maintained.
- (viii) Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd) Rules shall have to be maintained. The No Objection Certificate (NOC) of the competent authority shall also be required, if HT/LT line is crossing through the Scheme.
- (ix) Hill side cutting may be done upto 3.50 M height.
- (x) Provision of Rain Water Harvesting structure @ 20 Liters per M² of roof area should be made.
- (xi) Septic Tank and Soak Pit should be constructed.
- (xii) Preference shall be given for Solar Passive Building Design.
- (xiii) Locational attributes, aesthetics, local building material, heritage and environmental aspects should also be taken into account.

18.1.7.6 Remarks :

- (i) The benefit of above exemptions shall only be available to the residents and original inhabitants of the areas, who owned the property at the time of commencement of the Act and their natural heirs only and not to the persons who purchased land in rural areas.

- (ii) Any person intending to carry out development activities exempted under section 30-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) shall give information on simple paper alongwith a copy of original jamabandi and original tatima to the concerned Panchayat before carrying out development activities. The concerned Panchayat after verifying the documents, shall grant No Objection Certificate (NOC) to the applicant under section 83-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) for obtaining service connections.
- (iii) In case of any constraints as per the site conditions in maintaining set backs or any other Regulations, the concerned Officer vested with the powers of the Director may relax the same.

18.1.8 Urbanisable Area

18.1.8.1 Zoning Regulations

Mixed landuse shall be allowed in the entire urbanisable area. The mixed landuse shall include only such activities which are incidental, conforming and compatible with one another. No obnoxious, environmentally hazardous or non-conforming functions shall be allowed. Following sets of activities shall not be permissible:—

- (a) A school or a college in the vicinity of a bus-stand or right on a busy road.
- (b) A petrol pump in a predominantly residential locality.
- (c) A slaughter house or a crematorium nearby a residential area
- (d) An activity likely to cause noise, dust, water or surface pollution right in a residential area and so on.

18.1.8.2 Only need-based activities shall be allowed in the entire urbanisable area provided these are eco-friendly and do not involve any cutting of tree, vegetation and hill slopes beyond the permissible limit.

18.1.8.3 Apartments, tourist resorts, industries and major commercial/institutional projects shall not be permitted unless the builder/developer/applicant guarantees an independent source of water supply to the satisfaction of the competent authority.

18.1.8.4 Provision of adequate parking shall be ensured in the shape of a parking floor or open parking. Number of storeys shall be governed by maximum height of buildings, permissible F.A.R, setbacks and valley view provisions.

18.1.9 Residential use

18.1.9.1 Minimum size and requirement of plots

The construction of buildings for residential use shall not be permitted on any plot, which has an area of less than 90 Sqm. in row housing, 121 Sqm. In semi detached and 151 Sqm. in detached houses. Relaxation in regulations shall be granted in case of Government housing schemes for houseless namely Gandhi Kutir Yojna, Indira Awas Yojna and economically weaker sections etc.

18.1.9.2 The maximum covered area and setbacks shall be governed by the following table:

Table 18.1

| Sr. No. | Minimum Plot size | Type of Housing | Max. coverage | Minimum set backs in Metres | | | Max. F.A.R. |
|---------|-------------------|-----------------|---------------|-----------------------------|------|------|-------------|
| | | | | Front | Side | Rear | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 1. | 90-120 | Row | 75% | 3.00 | - | 1.50 | 2.00 |
| 2 | 120-150 | Semi-Detached | 60% | 3.00 | 1.50 | 1.50 | 1.75 |
| 3 | 150-250 | Detached | 55% | 3.00 | 2.00 | 2.00 | 1.75 |
| 4. | 250-500 | Detached | 50% | 3.00 | 2.50 | 2.50 | 1.75 |
| 5 | 500 and above | Detached | 40% | 5.00 | 3.00 | 2.50 | 1.75 |

Note:

- Maximum permissible coverage shall be subject to the fulfillment of prescribed setbacks.
- For Plot having side set back of 3.00 M or more, construction of a garage up to 5.00 M depth in ground floor shall be permitted touching rear boundary of the plot, provided that total coverage remains within the maximum permissible limit and no opening is left on the sides of the adjoining plots.
- No projection and opening shall be provided on the sides of common wall in case of row and semi-detached houses. However, the owners of plots of either side shall have an option to construct a common wall.
- Overall height of the building shall not exceed to 21 M.

18.1.9.3 Abadi Deh : Unless otherwise specified under all the above regulations no such planning permission shall be required for village “Abadi Deh” as defined in the Revenue records. Construction in Abadi Deh area shall continue to be covered/governed as per existing village conventions. Change of landuse for development in this zone, other than a residential/ farm house, can be permitted only in exceptional case subject to following conditions:—

(a) A simple application shall be submitted to the Director for construction of two storeys structures with two metres set backs on all sides for self employment activities e.g. Shop, Atta Chakki, Poultry Farm, Dairy, Godowns for food, seeds, fertilizers, agricultural equipments/ instruments. Service industries and small scale industry promoting agriculture. The application shall contain the following description:—

- Name and Father's name of the applicant alongwith correspondence and permanent address.
- Description of land and activity proposed.
- A location/site plan describing the exact location of the site (with or without scale).
- Line plan of the proposed construction (Scale 1:100). However, each of such application shall be accompanied with a recommendation of the Pradhan of the area that the proposed activity/construction is not going to cause any nuisance and that there is a proper approach path existing or proposed by the applicant.

18.1.10 Commercial use

18.1.10.1 For commercial-cum residential use up to 500 Sqm. plot area the setbacks, coverage etc. shall be the same as prescribed for residential use. Minimum size of plot for shopping booth shall be 20.00 Sqm. including covered corridor (arcade) in front with minimum width of 2.50 M. The ratio of depth to width shall not be more than 3.

18.1.10.1 For purely new commercial schemes/proposals :—

- (1) Access to the new commercial schemes/proposals shall not be less than 5.00 M.
- (2) A minimum front set back of 3.00 M shall be compulsory for plots having area upto 250 Sqm., 4.00 M for plots with area between 251 Sqm. to 500 Sqm. and 5.00 M for plots with area more than 500 Sqm.
- (3) Coverage shall not exceed 50% of the plot area if plot area is more than 500Sqm. and shall not exceed 80% if plot area is less than 500Sqm.
- (4) Adequate parking @ 20% of the total floor area shall be proposed within the scheme area. Parking floors shall also be allowed over and above the F.A.R.
- (5) Sufficient and separate entries as well as exits shall be provided in the commercial buildings for emergencies like fire & stampede etc.
- (6) Rear set back of 2.00 M shall be compulsory.
- (7) Arcade of 2.50 M width for shops shall have to provided.
- (8) Overall height of the building shall not exceed to 21 M.
- (9) Rain Water Harvesting Mechanism, Solar Passive Technology and barrier free provision shall be mandatory.

18.1.11 Tourism Unit

For hotels and guest houses the regulations shall be as under:—

| Sr. No. | Minimum area (in sqm.) | Coverage | Minimum set back in mtrs. | | | F.A.R. |
|---------|------------------------|----------|---------------------------|------|------|--------|
| | | | Front | Side | Rear | |
| 1. | 250- 500 | 50% | 3.0 | 2.0 | 2.0 | 1.75 |
| 2. | 500-1000 | 40% | 5.0 | 3.0 | 2.0 | 1.75 |
| 3. | 1001-2000 | 35% | 5.0 | 3.0 | 3.0 | 1.75 |
| 4. | 2001-5000 | 30% | 5.0 | 3.0 | 3.0 | 1.75 |
| 5. | Above 5000 | 25% | 10.0 | 5.0 | 3.0 | 1.75 |

Note :—

- (i) No tourism project shall be permitted in the absence of the in-principle approval of the State Tourism Department.
- (ii) Maximum height of the building shall be 21 M.

- (iii) The owners shall make guarantee for an independent arrangement of water supply for the same.
- (iv) The area for a Guest House shall be 250Sqm to 500 Sqm.
- (v) The minimum area for a hotel shall be 500 Sqm.
- (vi) Mandatory Parking provision @ 20% of the total floor area shall be made.
- (vii) Tourism unit shall not be permitted in intense residential developed areas since the construction of the same is likely to vitiate the living environment of the same.
- (viii) Conversion of existing residential buildings into hotels or guest houses shall be permitted only if these fulfill the regulations for the same.
- (ix) Rain water harvesting tank, solar passive technology and barrier free provisions shall be mandatory.
- (x) The minimum road width to a tourism unit may not be less than 5 Mts.

18.1.12 Facilities, Services, Government and Semi-Government Offices Use

18.1.12.1 The set backs and coverage etc. shall be as follows

| Sr. No. | Minimum Area (in sqm.) | Coverage | Minimum setbacks in mtrs | | | F.A.R. |
|---------|------------------------|----------|--------------------------|------|------|--------|
| | | | Front | Side | Rear | |
| 1. | Upto 250 | 60% | 3.0 | 2.0 | 2.0 | 2.00 |
| 2. | 251-500 | 50% | 4.0 | 2.5 | 2.5 | 2.00 |
| 3. | 501-1000 | 40% | 5.0 | 3.0 | 3.0 | 2.00 |
| 4. | Above 1000 | 35% | 7.5 | 5.0 | 3.0 | 1.50 |

Note :-

- (i) Adequate parking provision @ of 20% of the total floor area shall be made.
- (ii) Landscaping shall be done on road side and other sides of the plot.
- (iii) Overall height of the building shall not exceed 21 M.
- (iv) Rain water harvesting tank, solar passive technology and barrier free provisions shall be mandatory.

18.1.13 Industrial Use

The layout and design of industrial area if any, shall be as per the requirements of the industry and shall be got approved from the Director, Town & Country Planning Department.

18.1.13.1 MAXIMUM GROUND COVERAGE, FLOOR AREA RATIO AND SET BACKS

The permissible coverage, setbacks, F.A.R., height of building for industrial use shall be as under:—

| Sr. No. | Type of industry | Plot area (Sqm.) | Maximum permissible coverage | Set backs | | | Permissible FAR | Maximum height in Meters |
|---------|--------------------------|------------------|------------------------------|-----------|------|------|-----------------|--------------------------|
| | | | | Front | Side | Rear | | |
| 1. | Small scale Industries | 250-500 | 60% | 3.00 | 2.00 | 2.00 | 1.75 | 15 |
| 2. | Service/light | 501-1000 | 60% | 5.00 | 2.00 | 3.00 | 1.50 | 15 |
| 3. | Medium scale industries. | 1001-5000 | 55% | 10.00 | 5.00 | 5.00 | 1.25 | 20 |
| 4. | Large/ heavy industries | More than 5000 | 50% | 15.00 | 7.50 | 7.50 | 1.00 | 20 |

The front set back shall be 5.00 M. if the existing road or road proposed under is 18.00 M to 30 M. and shall be 7.5 M. if the road is more than 30 M. However it shall not be less than that prescribed in the table above.

Note :—

- Maximum height of industrial shed/building shall be 20.0 M depending upon the nature of requirements of particular industry. In case of roof trusses the height of shed/building may be adjusted or relaxed accordingly.
- Minimum width of existing or proposed roads/paths abutting on side of the plot shall be 5.00 M.
- In case of pharmaceutical units, service floor shall be permissible as per requirements of G.M.P.(Goods Manufacturing Practice). Such a floor shall be used exclusively for service ducts, plumbing, and mechanical pipes etc, such a floor shall generally not exceed 2.0 M. in height and shall not be used for any storage or actual manufacturing activity. It shall be exempt from F.A.R.
- Construction of cellar as per Appendix-2 of Himachal Pradesh Town and Country Planning Rules, 2014 shall be allowed and shall not be counted towards F.A.R.
- Construction of security room, first aid room, retiring room and toilet shall be permitted in the front set back adjoining the entrance gate subject to the following conditions :—
 - Such activities shall not obstruct the movement of fire tender within the set back.
 - Only one security room 2.0 M. x 2.0 M. shall be permissible in plots upto 1000 Sqm.
 - Only area upto 20 Sqm. with maximum height of 2.4M. from ground level shall be permissible in plots between 1001 Sqm. to 5000 Sqm.
 - Only area upto 30 Sqm. with maximum height of 2.4M. from ground level shall be permitted in plots above 5000 Sqm.
 - No first floor shall be permitted over such a construction.

- (f) If required, to the satisfaction of competent authority, additional materials gate shall be allowed. However the security cabin for such gates shall not be free from F.A.R. calculations.

6. Under-ground water tank, well, tube well and pump-room as specifically approved by the appropriate authority shall be permitted in setbacks of a plot, provided that such elements keep the conformable circulation in case of emergency.

7. In industrial shed/building, the transformer room, sub-station and meter room as per norms of electricity board shall be permitted in the setbacks, However adequate clearance shall be maintained between the building and the electrical installation so that fire tender could easily move in. In no case shall a transformer be installed in the public street/road outside the premises of an industrial unit.

8. A road side compound wall as per these regulations.

9. Fee shall be chargeable for all built-up area whether countable for F.A.R. or not.

18.1.13.2 RESTRICTION ON DEVELOPMENT IN SETBACKS

- (a) The setbacks as provided above shall be kept permanently open at ground level so that movement of fire tender and ambulance is not obstructed.
- (b) The plot level may be permitted to be raised up to plinth level in cases of industrial shed/building if competent authority is satisfied for such requirement.
- (c) 0.60 M. projection shall be permitted on setbacks, which shall not be used for habitable purpose.

18.1.13.3 COMPOUND WALLS AND GATES

- (a) A road side compound wall not exceeding 2.0 M. in height from the crown of the road shall be permitted while on the other side along the boundary of the building unit, the maximum height of the compound wall shall be 2.0 M. only compound gate shall not be constructed or permitted on the curvature of the compound wall at the junction of the roads. Provided that in the case of plots having area of more than 2000 Sqm. gate-pillar (hollow) to an extent of 1.44 Sqm. Internal area may be allowed up to the height of 2.4 M.

18.1.13.4 WORKERS HOUSING :—

- (i) In case of industrial plots with an area of more than 4,000 Sqm. the workers housing may be provided as per requirements and regulations give hereunder.
- (ii) The type of development for housing for workers should be such that the maximum permissible area under such use shall be limited to 20% of total plot area.
- (iii) The development of schemes for workers housing can be undertaken by the employing industry, if industry is non-hazardous or non-polluting.

- (iv) Such a housing shall be proposed after ensuring routine setbacks from industry as well as minimum safe distance from industrial building(s) of 5 M. and as a compact pocket in one side or portion of the unit.
- (v) Such housing should have separate gate.
- (vi) The minimum and the maximum size of dwelling units shall be 18 Sqm. and 25 Sqm. with W.C. toilet but without kitchen.
- (vii) Area open to sky at rate of 3 M. x 3 M. for every 20 such dwelling units shall be provided.
- (viii) The maximum numbers of storeys should be ground plus one upper storey only.
- (ix) The common plot at the rate of 10% of the total areas under workers housing shall be provided for community open space which shall be exclusive of approach roads, path ways or setbacks.

18.1.13.5 General requirements

- (1) An approach road of at least 5.00 M shall be mandatory.
- (2) Service industries like cottage or household industry, carpentry, knitting, weaving, blacksmith, goldsmith, atta chakki, water mill, agriculture equipments, machinery repair, electrical, electronic, household appliances, tiny auto repair workshops etc shall be encouraged.
- (3) Under small scale Sector generally electronics and Information Technology based or such activities as cause least water, air and noise pollution shall be considered. However while doing so; the entrepreneur shall have to guarantee an independent arrangement of their own water supply/ source to the satisfaction of the competent authority.
- (4) Least hill cutting shall be permitted so as to preserve hill slopes.
- (5) No felling of trees shall be allowed except with the prior permission of the State Forest Department.

18.1.13.6 No building shall be constructed or raised above 1.50M from the road level on the valley side in case of following sections of roads so that valley view is fully preserved and protected :—

- (i) In the valley side of entire stretch of National Highway No. 5 falling within Parwanoo Planning Area.

18.1.13.7 No building or structure shall be raised or constructed within 8.00 M (5.00 M (control width) + 3.00 M (set back).) distance from the edge of acquired width of National Highway No. 5. This will be further subject to the requirements of National Highway Authority of India (NHAI) viz the proposed four laning of National Highway No. 5. For development along this highway, the applicant shall have to submit N.O.C. from the competent authority under Road Side Land Control act along with a site plan showing acquired and controlled width of the road clearly.

18.1.13.8 No building or structure shall be raised or constructed within 3.00 M from the edge of controlled width of following roads:—

Kasauli –Jangeshu-Parwanoo road. Kalka-Shimla old National Highway-22.

18.2 Regulations for Solar Passive Building Design

18.2.1 Scope

Solar Passive Building Design shall be required in the buildings as under:—

- (i) All the Government and Semi-Government buildings.
- (ii) Public and Semi-Public Institutions including educational, health, community centers, banquet halls, inns and buildings of autonomous bodies.
- (iii) Urban Local Bodies and Panchayati Raj Institutions
- (iv) Residential buildings in urban and urbanisable areas.
- (v) Residential colonies and apartments
- (vi) Commercial complexes and buildings related thereto including hotels, resorts, lodges and guest houses.
- (vii) Industrial buildings and complexes thereof.
- (viii) Transport buildings such as Airport terminals, Bus terminals, Railway stations, etc.
- (ix) New townships

18.2.2 Building Map

The map for the proposed building shall accompany a statement giving detail of specifications of solar passive heating and cooling system, day lighting features, solar photovoltaic panels, energy efficient and other renewal Energy devices as shown in the drawing and proposed to be installed where required. Expected energy saving in the building shall also be mentioned.

18.2.3 Site Selection

The site should preferably be selected on southern slopes or sunny/side. Survey of the site has to be got done to determine adequate solar energy availability and solar access along with data on climatic conditions.

18.2.4 Orientation

The longer axis of the building should lie along east west directions to trap maximum solar energy.

18.2.5 Planning Spaces

The main habitable spaces of a building should be planned and designed in such a manner so that natural day light is available. The stair cases, garages, toilets and stores to be planned preferably in northern side. Minimize door and window openings on north side to avoid heat losses and maximize south facing glazing to capture maximum heat as per site and climatic conditions.

18.2.6 Integrating solar Space Heating Systems in Building Design.**18.2.7**

- i.* Passive solar heating systems like solar air heating, water heating, sun space, solar wall, space heating, green houses and solar tromp be wall etc. are to be integrated in the building design on southern side so as to allow maximum direct solar access to these systems.
- ii.* The suitability of space heating systems to be installed or incorporated in the design of a solar passive building is to be decided by the registered Town Planner/Architect/Engineer/Designer/Solar expert as per the building site/climate/space heating requirements.

18.2.8 Solar Photovoltaic Panel (SPV) for lighting

Wherever possible and required, the solar photovoltaic panels may be integrated preferably in the building design for providing light in the building, emergency lighting and street lighting, so that use of electricity is minimized.

18.2.7.1 Norms for Roof Top Solar PV Installation

| Sr. No. | Category of buildings/area | Area norm for Roof Top and Capacity of Solar Photovoltaic Power Plant to be installed |
|----------------|--|--|
| 1 | All residential buildings built on a plot size of 100 Square Yards and above falling within the Municipal or Urban Development Authority limits | Minimum 12SqMts area of roof top Minimum 5 Kilo Watt peak (KWp) or 5% of connected load whichever is higher. |
| 2 | All private Educational Institutions, Schools colleges, Hostels, Technical/Vocational Education Institutes, Universities etc. having connected load of 30 Kilo Watt(KW) and above. | Minimum 60 sq Mts area of roof top Minimum 5 Kilo Watt peak (KWp) or 5% of connected load whichever is higher. |
| 3. | All Government Buildings and Offices, Government District Institutes of Education and Training (DIET), Government Educational Institutions, Universities etc. having connected load of 30 Kilo Watt (KW) and above. | Minimum 25sq Mts area of roof top Minimum 2 Kilo Watt peak (KWp) or 5% of connected load whichever is higher. |
| 4. | All private Hospitals and Nursing Homes, Industrial Establishment, commercial Establishments, Malls, Hostels, Motels, Banquet Halls and Tourism Complexes having connected load (i) of 50 Kilo Watt (KW) to 1000 Kilo Watt (KW) (ii) Above 1000 Kilo Watt (KW) | Minimum 120sq Mts area of roof top (i) Minimum 5 Kilo Watt peak (KWp) or 5% of connected load whichever is higher. Minimum 600 Sq Mts area of roof top (ii) Minimum 50 Kilo Watt peak (KWp) or 5% of connected load whichever is higher |

| | | |
|----|--|--|
| 5. | All new housing complexes, developed by Group Housing Societies, Builders, Housing Boards, on a plot size of : (i) 6 Bigha to 12 Bigha (ii) More than 12 Bigha to 24 Bigha | Minimum 120 Sq Mts area of roof top area to 480 Sq Mts depending on the KWp Minimum 10 Kilo Watt peak (KWp) Minimum 20 Kilo Watt peak (KWp) |
| | (iii) More than 24 Bigha to 60 Bigha (iv) More than 60 Bigha | Minimum 30 Kilo Watt peak (KWp) Minimum 40 Kilo Watt peak (KWp) |

18.2.9 Solar Passive Cooling Design Features

The ventilation and Solar passive cooling features may be incorporated wherever required as follows:

18.2.9.1 Cross Ventilation: Windows on opposite sides of rooms be provided for proper circulation and ventilation of fresh and cool air in summers. Windows on southern may be fixed with overhang of adequate height and width to provide shade during the summer.

18.2.9.2 Colour and shading : The external surface of the wall is to be painted with white/light colours to reflect instant solar radiations.

18.2.9.3 Ground embankments: Ground floor may be provided with earth berming upto a height of around 1.00 M. for taking the advantages of constant temperature of the earth throughout the year.

18.2.9.4 Outside temperature may be modified by land scaping.

18.2.10 Reducing thermal losses

The local building materials including stone, slate and mud may be utilized to meet the heating and cooling requirements by storing warmth and keeping the building cool.

18.2.11 Outer wall Thickness

Outer walls of the building should be made atleast 0.23M thick or with cavity with air or with insulation for thermal comfort and to avoid the transfer of heat from outer environment to inner environment and vice-versa.

18.2.12 Installation of Solar Assisted Water Heating System in Buildings

18.2.11.1 No new building plan in the following categories in which there is a system of installation for supplying hot water shall be cleared unless the system of the installation is also having an auxiliary solar assisted water heating system :-

- (a) Hospitals and Nursing Home.
- (b) Hotels, Lodges and Guest Houses, Group Housing with the plot area of more than 4000Sqm.
- (c) Hostels of Schools, colleges and Training Centres with more than 100 students.
- (d) Barracks of Ploice.
- (e) Functional Buildings of Air Posts like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.

(f) Community Canters, Banquet Halls and buildings for similar use.

18.2.11.2(a) New building should have open space on the rooftop which receives direct sun light. The load bearing capacity of the roof should at least be 50 Kg. per Sqm. All new buildings of above categories must complete installation of solar water heating system before putting the same in use.

(b) Installation of solar assisted water heating systems in the existing building shall be made mandatory at the time of change of use to above said categories, provided there is a system or installation for supplying hot water.

18.2.11.3 Installation of solar assisted water heating systems shall conform to BIS(Bureau of Indian Standards) specification. The solar collectors used in the system shall have the BIS certification mark.

18.2.11.4 All solar/water heating systems should have an automatic electric backup system so as to function during cloudy/non sunshine days.

18.2.11.5 Provision in the building design itself is to be kept for an insulated pipeline from the rooftop in the building to various distribution points where hot water/hot air is required.

18.2.11.6 The solar water heating system is to be integrated preferably, in the roof of the building, wherever possible, so that the panels become a part of the roof. The solar air/water collectors/ green houses/ sunspaces on the roof for receiving maximum solar radiation will be allowed.

18.3 REGULATIONS FOR COLLECTION OF RAIN WATER

The collection of rain water from the roof tops of the buildings shall be compulsory as under:—

(a) For all the buildings existing or proposed for construction in future; and

(b) The Guidelines for capturing, storage, integration and distribution of rain water shall be as under:—

18.3.1 The Rain Water Harvesting Structures are allowed to be constructed in set backs below ground level. If the storage is desired at any level above ground level, it has to be away from setbacks within the permitted covered area.

18.3.2 The community Rain Water Harvesting Structure shall also be permissible.

18.3.3 Proper system for rain water capturing, storage as well as integration and distribution shall be ensured.

18.3.4 The stored rain water shall be utilized regularly for non-drinking usages including fire fighting, landscaping and gardening apart from domestic usages.

18.3.5 No water supply connection shall be given to any building till Rain Water Harvesting System is put in place and subsequently operationalised.

18.3.6 The minimum capacity of Rain Water Harvesting Structure shall be worked out @ 20 Liters per Square Metre of the roof top area.

18.3.7 Violator shall be liable for disconnection of Public Water Supply connection.

18.3.8 The owners of existing buildings without Rain Water Harvesting System shall have to install Rain Water Harvesting System within eighteen months after coming into the operation of these Regulations.

18.4 Regulations for Barrier-Free Environment for the Persons with Disability

18.4.1 Site Planning

Every public and semi-public building shall have at least one access to main entrance/exit to the disabled which shall be indicated by proper signage. This entrance shall have approach through a ramp together with stepped entry. The ramp should have a landing after 9 M run and in front of the doorway. Minimum size of landing shall be 1000 x 2000 mm.

18.4.2 Access path/walkway

Access/path from plot entry and surface parking to building entrance shall be minimum of 1800 mm wide having even surface without any step. Slope if any shall not be greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to floor material whose colour texture is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons). Finishes shall have a non-slip surface with texture traversable by a wheel chair. Curbs wherever provided should blend to common level. Moreover, vehicular access/ approaches at two different levels can be allowed in those cases where the building is abutting roads at different floors levels.

18.4.3 Parking Provision

18.4.3.1 Surface parking for two equivalent car spaces shall have to be provided near entrance with maximum travel distance of 30 M from building entrance. Width of parking bay shall be minimum 3.60 M.

18.4.3.2 Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

18.4.4 Approach to plinth level

18.4.4.1 Ramp shall be provided with non-slip material to enter the building. Minimum clear width of ramp shall be 1800 mm. with maximum gradient of 1:12 between top and bottom of the ramp. Length of ramps shall not exceed 9.00 M. having 800 mm high handrail on both sides extending 300 mm. beyond the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.

18.4.4.2 For stepped approach size of tread shall not be less than 300 mm. and riser shall be 150 mm. Provision of 800 mm. high handrail on both sides of stepped approach similar to the ramped approach shall be provided.

18.4.5 Entrance Door

Minimum clear opening for the entrance door shall be 1000 mm.

18.4.6 Corridor connecting the entrance/exit

The corridor connecting the entrance/exit for handicapped leading directly outdoors to a place where information concerning the overall views of the specific building can be

provided to visually impaired persons either by a person or signs shall be provided as follows:—

18.4.6.1 Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.

18.4.6.2 The minimum width shall be 1500 mm.

18.4.6.3 In case there is a difference of level, slope ways shall be provided with gradient of 1:12.

18.4.6.4 Hand rails shall be provided for ramps/slope ways.

18.4.7 Lift

For the buildings with more than 15.00 M in height one lift shall be provided for the wheel chair user with the following clear dimensions:—

- | | |
|--------------------------|----------|
| (a) Clear internal depth | 1100 mm. |
| (b) Clear internal width | 2000 mm. |
| (c) Entrance door width | 900 mm. |

A handrail not less than 600 mm long at 900 mm above floor level shall be fixed adjacent to the control panel. The lift lobby shall be of an inside measurement of 1800 mm x 2000 mm or more. Operational details of lifts shall conform to the National Building Code of India.

18.4.8 Toilets

One special water closet in a set of toilets shall be provided for use of handicapped with following specifications:—

- (a) Provision of wash basin near the entrance.
- (b) The minimum size shall be 1500 mm x 1750 mm.
- (c) Minimum clear opening of the door shall be 900 mm and the door shall be swinging/sliding type.
- (d) Suitable arrangements for vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
- (e) The Water Closet (W.C.) seat shall be 500 mm from the floor.

18.4.9 Refuge Area

Refuge area shall have to be provided at the fire protected stair landing on each floor having doorways with clear opening width of 900 mm that can safely hold one or two wheelchairs. The alarm switch should be installed between 900 and 1200 mm from the floor level.

18.5 REGULATIONS FOR DEVELOPMENT OF APARTMENTS AND COLONIES

18.5.1 Site selection

The site may be selected in such area which is going to be proposed for Residential Use and the same is not having non-conforming uses like obnoxious uses, industrial and dumping ground etc. in its vicinity.

18.5.2 Check List

A Check List showing Regulatory provisions and fulfillment thereof shall have to be submitted alongwith the proposal for Apartments as under:-

| Sr. No. | Description | As per Regulations | As Proposed |
|---------|---|--------------------|-------------|
| 1. | Scheme Area. | | |
| 2. | Slope of Area. | | |
| 3. | Means of Access. | | |
| 4. | Land Use of Structure. | | |
| 5. | Coverage (i) Under Flats (Block wise). (ii) Under other uses (Block wise). | | |
| 6. | Total Built up Area. | | |
| 7. | Floor Area Ratio (FAR). | | |
| 8. | No. of storeys in each Block. | | |
| 9. | Height of each floor. | | |
| 10. | Total Height of Block. | | |
| 11. | No. of Flats/Dwelling Units in each Block. | | |
| 12. | Total Population. | | |
| 13. | Density per Hectare. | | |
| 14. | Detail of facilities like school, health services etc. with respect to population. | | |
| 15. | Parking provision. | | |
| 16. | Structural Stability Certification. | | |
| 17. | Distance of structures from natural drainage. | | |
| 18. | Distance of structures from Highways and other District Roads. | | |
| 19. | Distance of structures from HT/LT lines. | | |
| 20. | No Objection Certificate of competent authority of the Himachal Pradesh State Electricity Board Limited in case HT/LT line is crossing over/ nearby proposed site. | | |
| 21. | No Objection Certificate of the competent authority of National Highway/Himachal Pradesh Public Works Department or Local Bodies for approach to the proposed project as the case may be. | | |
| 22. | No Objection Certificate of the competent authority of Himachal Pradesh Forest Department. | | |
| 23. | No Objection Certificate of the competent authority of Himachal | | |

| | | | |
|-----|---|--|--|
| | Pradesh Irrigation and Public Health Department or consent of Central Ground Water Authority regarding use of ground water. | | |
| 24. | No Objection Certificate of the competent authority of Himachal Pradesh Fire Services Department. | | |
| 25. | No Objection Certificate of the competent authority of Urban Local Bodies/Panchayats. | | |
| 26. | Provision of Rain Water Harvesting Structure. | | |
| 27. | Arrangement for disposal and treatment of solid waste, sullage, sewage, sewerage and storm water | | |
| 28. | Provision for street lighting. | | |
| 29. | Name of the registered Town Planner /Architect/ Engineer with full correspondence address, appointed for the job. | | |
| 30. | Name of the registered Structural Engineer with full correspondence address, appointed for the job. | | |

18.5.3 Size and shape of Scheme Area

The cases for permission of Apartments shall be considered in the form of complexes and not on ribbon development pattern along Highways/Major Roads.

18.5.4 Slope

Apartments shall be allowed upto 30° slope.

18.5.5 Land Use structure of Apartments in a Colony:-

| Sr. No. | Land Use | Percentage to Total Area |
|---------|---|--------------------------|
| 1. | Area under Apartments | 30 – 35 % |
| 2. | Commercial | 02 – 05 % |
| 3. | Public and Semi- Public | 05 – 10 % |
| 4. | Traffic and Transportation | 20 – 30 % |
| 5. | Parks and Open Spaces | 10 – 15 % |
| 6. | Area under Set Backs, pavement, plantation and landscaping etc. | 12 – 25 % |

Note :-

Under Commercial Use, convenient shops @ of one shop per 150 persons shall have to be provided. These will include service shops like vegetable, shoe repair, dry cleaning, tailor, barber, general merchandise etc. The purpose of these shops should clearly be mentioned in the Plan and should be accordingly allotted after completion. In case Public and semi-Public

amenities like schools, health centres etc. are available in the vicinity and the same are adequate to cater for the requirements of inhabitants, detail thereof shall have to be given in the **Check List** at Regulation 2. However, provision of toilets and urinals @ two toilets, one for ladies and one for gents, per 1000 persons and provision for Kindergarten/ tot lots etc. shall have to be made in every Scheme.

18.5.6 Means of Access

- (i) The minimum access/approach from main road to the project site for construction of colony or apartments with a population of 1000 persons shall not be less the 5.00 M and for population above 1000 persons shall not be less than 6.00 M.
- (ii) Width and length of means of internal access for Colonies of more than 1000 persons shall be as under:-

(a) For plain areas:-

| Sr. No. | Minimum Width (in Metre) | Length upto (in Metre) |
|---------|--------------------------|------------------------|
| 1. | 5.00 | 250.00 |
| 2. | 7.50 | 400.00 |
| 3. | 9.00 | 1000.00 |
| 4. | 12.00 | Above 1000.00 |

(b) For hilly areas:-

| Sr. No. | Minimum Width (in Metre) | Length upto (in Metre) |
|---------|--------------------------|------------------------|
| 1. | 5.00 | 400.00 |
| 2. | 7.50 | 1000.00 |
| 3. | 9.00 | Above 1000.00 |

18.5.7 Parking Provision

Parking provision shall have to be provided @ one vehicle i.e. 18.00 M² area per 100 M² floor area. Maximum height of parking floor shall be 3.00 Metre including the depth of beam below the ceiling of the slab.

18.5.8 Maximum Floor Area Ratio (FAR)

- (i) Maximum permissible FAR shall be 1.75. However, the maximum FAR with respect to Apartments shall be 1.50 The rest 0.25 FAR shall, however be meant for Public and Semi-Public and Commercial purposes in view of the requirements of locality as well as surrounding areas.
- (ii) In case of a Colony where independent Plots, Apartments and Cottages are proposed to be developed and constructed, the calculation of FAR shall be as under:-

(a) For independent Plots-

The FAR shall be calculated for whole of the Plot area.

(b) For Apartments –

The FAR shall be calculated for the built up area available after leaving prescribed Set Backs.

(c) For Cottages –

The FAR shall be calculated for whole of the land over which cottages are proposed to be constructed.

18.5.9 Floor Height and Maximum Height of Building

The minimum floor height of Apartments may vary from 3.00 Metres to 3.50 M. However, the overall height of the building shall not exceed 30.00 Metres in plains areas and 25.00 M including sloping roof in hilly areas of the State. Maximum height of sloping roof shall be in accordance with the volume of structure and the same shall not be less than 30° slope of the roof. The height of the Block shall be measured from plinth of the Block to the ridge of the roof including parking and roof. The minimum slope of the roof/dormer shall not be less than 30°. The colour of the roof shall be in post office red or grey green or any other colour conforming to the colour of the natural roofing material.

18.5.10 Set Backs

The Block to Block distance shall be 1/3rd of average height of Blocks subject to minimum of 6.00 M. Distance of Apartments from the adjoining properties and side Set Backs for plain area shall not be less than 1/3rd and for hilly area 1/4 th of the height of the respective adjacent Block subject to minimum of 3.00 M.

18.5.11 Structural Stability

The Structural Stability provisions including Soil Investigation Report have to be strictly adhered as enshrined under section 31-A of the Himachal Pradesh Town and Country Planning Act, 1977(Act No. 12 of 1977) and under Rule 21 of the Himachal Pradesh Town and Country Planning Rules, 2014. Monitoring of the same shall have to be ensured at each floor level and Completion Certificate in this regard shall be furnished to the Director, Town and Country Planning Department, Himachal Pradesh, Shimla.

18.5.12 Regulations for Environment and Health

Proper air, light and ventilation to each dwelling unit shall have to be ensured. At least 3 hours sun may be available for each flat during winters. Kitchen and services shall have to be provided along the external walls. However, if water closets and bathrooms are not opening on to front, side, rear and interior open spaces, these shall open on to the ventilation shaft, the minimum size of which shall be as under:-

| Height of Buildings (in M) | Size of ventilation shaft (in Sqm.) | Minimum one Dimension of the Shaft (in M) |
|----------------------------|-------------------------------------|---|
| Upto 10 | 1.2 | 0.9 |
| Upto 12 | 2.8 | 1.2 |
| Upto 18 | 4.0 | 1.5 |
| 24.00 & above | 5.4 | 1.8 |

18.5.12.2 The developer has to ensure prior environmental clearance under the provisions of Environment Protection Act, 1986 from the competent authority besides consent of the State Environment Protection and Pollution Control Board under Water Act, 1974 and Air Act 1981.

18.5.12.3 In case any unauthorized construction involves cutting/drying/lopping of any tree, electricity, water supply and sewerage connections shall remain disconnected till clearance is given by the Forest Department.

18.5.12.4 No drainage line or nallahs shall be allowed to be covered by any private construction. However, strategic locations adjacent thereto along the highways may be utilized for parking purpose either by the Government or by Municipal Corporation or by Development Authorities for community purposes.

18.5.13 Safety Measures

1. In case of buildings above 15.00 M of height, No Objection Certificate (NOC) from the Director, Fire Services or Chief Fire Officer, as the case may be, shall be required.
2. The provision of stair cases shall be as per clause 8.6.2 of Part-IV of National Building Code of India i.e. minimum of 2 stair cases for floor area of more than 500 M². At least one of the stair case shall be on external wall of the buildings and shall open directly to the exterior. Width of stair case shall not be less than 3.00 M i.e. 1.50 M in one flight.
3. Upto 4 storeys and 1 parking floor, provision for a lift shall be optional. However, for more than 4 storeys and one parking floor, it shall be mandatory requirement. The Promoter has to make provision of power back up for the lift and general lighting within and outside the building at his own cost.

18.5.14 Potable Water Supply and Rain Water Harvesting

1. No Objection Certificate (NOC) from the Himachal Pradesh Irrigation and Public Health Department(HPI& PH), regarding availability of adequate water supply and viability of design of rain water harvesting structure shall have to be furnished.
2. Adequate provision for rain water harvesting structure @ 20 Liters per M² of the roof top area shall have to be made underground in the parks and open spaces and the same shall be used for the purposes other than drinking and cooking.

18.5.15 Parks and Open Spaces

Area under parks and tot lots shall have to be properly developed in regular shape by providing retaining walls, railings, plantation etc. and amidst the Blocks, proper landscaping of the Apartment area in accordance with the design shall be ensured by the Promoter.

18.5.16 Existing Trees and Plantation

1. No construction shall be allowed within a radius of 2.00 M from the existing tree and 5.00 M from the forest boundary measured from the circumference of an existing tree.

2. The Promoter shall ensure plantation of trees at least equivalent to the anticipated population of the area and the same shall have to be monitored by the Director, Town and Country Planning Department, Himachal Pradesh, Shimla. Local varieties of trees with exotic impact and attraction shall have to be planted.

18.5.17 Distance from Natural Drainage

Distance from the Highest Flood Level (HFL) along Rivers, Khuds and Nullahs shall be as delineated in the Interim Development Plans / Development Plans. In other areas, no construction shall be allowed in parcel of land prone to floods.

18.5.18 Distance from Roads

Distance of structures from roads shall have to be adhered as under:-

- | | |
|--|-----------|
| (i) National/State Highways/ Himachal Pradesh Public Works Department's Scheduled Roads and Bye-passes | = 15.00 M |
| (ii) Other District Roads. | = 10.00 M |
| (iii) Other Roads | = 5.00 M |

18.5.19 Distance from Electric Lines

Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd) Rules shall have to be maintained. The No Objection Certificate (NOC) of the competent authority shall also be required, if HT/LT line is crossing through the Scheme.

18.5.20 Assessment of Power Requirement

In case, power assessment exceeds 50 KW, proper space for installation of electricity Transformer is required to be provided in the layout plan and provision has to be made for coming 11 KV line. The proposed space is to be got verified from the concerned Officer of the Himachal Pradesh State Electricity Board Limited (HPSEB Ltd) and accordingly No Objection Certificate (NOC) alongwith verification at site shall have to be furnished.

18.5.21 Reservation for Economically Weaker Sections, Low Income Groups of Society and Bonafide Himachalis

The promoter shall have to ensure the reservation for Economical Weaker Section (EWS), Low Income Group (LIG) of the society and Bonafide Himachalis as prescribed in the Rule 56 of the Himachal Pradesh Town and Country Planning Rules, 2014.

18.5.22 Development of Infrastructure and its Maintenance

The Promoter shall construct roads, drains, lay electricity lines, sewerage and make provision for disposal of solid waste etc. Suitable site has to be reserved for placement of dumpers. The provision of services infrastructure shall be made through a duct to be

constructed on sides of the road and the same have to be ascertained by the Director, Town and Country Planning Department, Himachal Pradesh, Shimla during the course of development at site. The Promoter has to provide street light poles, each at a distance of 30.00 M on either side of the roads. The provision of community water reservoir has to be made in the Scheme. All the infrastructural services shall be maintained till such time that a Society is formed and got registered by the residents of the Scheme or Municipal Corporation or Municipal Council or Nagar Panchayat or Special Area Development Authority (SADA) or Panchayat, undertakes the maintenance pursuits of the area.

18.5.23 Control on Registration of Apartments and release of service connections

The Sub-Registrar shall not register sale deed of a Flat/ Apartment which has been constructed in violation of an approved plan. Similarly, the Himachal Pradesh State Electricity Board Limited as well as Himachal Pradesh Irrigation and Public Health Department shall not release any service connection without obtaining No Objection Certificate (NOC) of the Director, Town and Country Planning Department, Himachal Pradesh, Shimla under provision of section 83-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977).

18.5.24 Supervision

The registered Architect from the Council of Architecture and Structural Engineer, Graduate in Civil Engineering with 3 years experience in Structural Engineering and the Town Planner shall be competent for supervision of development of land as per provisions of Annexure-A of Part II of the National Building Code of India, 2005.

18.5.25 Integration

Proper integration of the Apartment area shall have to be ensured with the surrounding uses and infrastructural provisions like roads, drainage, sewerage etc.

18.5.26 Preservation of local Heritage and Hill Architecture

As far as possible local Heritage and Hill Architecture imperatives shall have to be ensured and incorporated in the designs in terms of facades, sloping roof, windows, doors etc. in hilly areas.

18.5.27 Urban Development Plan Formulation and Implementation (UDPFI) Guidelines.

In case of any clarification with reference to any proviso or if there is no any specific provision, the provisions as envisaged in the Urban Development Plan Formulation and Implementation (UDPFI) Guidelines of the Government of India or the National Building Code of India shall have to be adhered to.

18.6 Regulations for Information Technology Parks.

18.6.1 Slope

Buildings of Information Technology (IT) Park shall be allowed up to 30° slope. The infrastructural services including roads shall be developed in accordance with the slope of the area.

18.6.2 Land use structure of complex

| Land use structure | Maximum limit |
|--|---------------|
| Total Covered Area | 40% |
| i) I.T. related activities ii)Commercial | 22% to 44% |
| iii) Recreational (Indoor) iv)Residential | 1% to 5% |
| | 1% to 3% |
| | 9% to 15% |
| Parks and Tot Lots | 8% to 12% |
| Area under Traffic and Transportation | 16% to 20% |
| Area under Set Backs and other Open Spaces | 20% to 24% |

18.6.3 Means of Access

1. The access to the site of IT Parks area shall not be less than 5.00 m. wide
2. Provisions of internal roads shall be as under :-

| Length | Width |
|-------------------|--------------|
| Up to 1000 metres | 9.00 metres |
| Above 1000 metres | 12.00 metres |

- (a) Walkways of more than 1.20 M. widths shall have to be provided on both sides of the main internal roads.
- (b) The width of roads as specified above shall be including the walkways.

18.6.4 Parking Provision

Residential=@ one car space per 75 Sqm. floor area.

Commercial=@1.50 car space per 75 Sqm. floor area.

Office Use=@1.25 car space per 75 Sqm. floor area.

Hardware Manufacturing Unit=@ one car space per 60 Sqm. floor area.

Software development/ITES=@ one car space per 40 Sqm. floor area.

Maximum height of parking floor shall be 3.00 metres including depth of beam below the ceiling of the slab.

18.6.5 Maximum Floor Area Ratio (F.A.R.)

Maximum Floor Area Ratio (F.A.R.) shall be 1.75.

18.6.6 Maximum Height of buildings

Maximum height of buildings for IT and related activities shall be 21.00M.

18.6.7 Set Backs

- (a) Block to Block distance shall be $\frac{2}{3}$ rd of average height of the Blocks.

- (b) Distance of structures from the adjoining properties and side set Backs shall not be less than $1/3^{\text{rd}}$ of the height of the Blocks.
- (c) Minimum 3.00 M. distance from internal roads shall have to be maintained.

18.6.8 Expansion Joints

The structures exceeding 45.00 M. in length shall be divided by one or more expansion joints as per structural design calculations.

18.6.9 Structural Stability

The structural stability provisions including soil investigation report have to be strictly adhered to, as enshrined in Section 31-A of the Himachal Pradesh Town and Country Planning Act, 1977 and under Rule-21 of the Himachal Pradesh Town & Country Planning Rules, 2014.

18.6.10 Environment and Health

- (i) Proper air, light and ventilation to each dwelling unit shall have to be ensured. At least three hours sun may be available for each building during winters, In case of residential structures, kitchen and services shall have to be provided along the external walls, However, if the water closets and bathrooms are not opening to the front, sides, rear and interior open spaces, these shall open to the ventilation shaft. The maximum size of ventilation shaft shall be 4.00 Sqm. with minimum one dimension of 1.5 Sqm.
- (ii) The Developer shall ensure prior environmental clearance under the provisions of Environment Protection Act, 1986 from the Competent Authority, besides consent of the Himachal Pradesh State Environment Protection and Pollution Control Board under the Water Prevention and Control of Pollution Act, 1974 and the Air Prevention and Control of Pollution Act, 1981.

18.6.11 Safety Measures

- (a) In case of buildings above 15.00M height, no objection certificate from the Director of Fire Services or Chief Fire Office, as the case may be, shall be required.
- (b) The provision of stair cases shall be as per clause 8.6.2 of Part-IV of the National building Code of India i.e. minimum two stair cases for floor area of more than 500Sqm. At least one of the stair case shall be on external wall of the buildings and shall open directly to the exterior. Width of stair case shall not be less than 3.00M. i.e. 1.50 M. in each flight.
- (c) Provision of lift upto 3 storey and 1 parking floor shall be optional, However, for more than 3 storey and 1 parking floor it shall be mandatory requirement.
- (d) Provision for proper Fire Hydrants shall have to be made in the Complex and the layout showing position and location of the same shall be made available to the nearest Fire Office.

18.6.12 Potable Water Supply and Rain Water Harvesting

- (i) No Objection Certificate from the Himachal Pradesh Irrigation and Public Health Department (IPH) regarding availability of adequate water supply and viability of design of rain water harvesting tank shall have to be furnished.

- (ii) Adequate provision for rain water harvesting tank, @ 20 liters per Sqm. of the roof top area, shall have to be made underground in the parks and open spaces and the same shall be used for the purposes other than drinking and cooking.

18.6.13 Parks and tot lots

Area under parks and tot lots shall have to be properly organized in regular shape by providing retaining walls, railing, plantation etc and amidst the blocks. Proper landscaping of the IT Park area in accordance with the design shall be ensured by the Developer.

18.6.14 Existing trees and plantation

- (i) No construction shall be allowed within a radius of 2.00 M. from the existing tree and 5.0 M from the forest boundary measured from the circumference of an existing tree.
- (ii) Plantation shall be ensured @ 125 trees per Hectare.

18.6.15 Distance from Natural drainage

Distance from highest flood level (HFL) along rivers, „Khuds“ and „nallahs“ shall be as under:-

| | | |
|--------|---|----------|
| River | = | 25.00 M. |
| Khud | = | 10.00 M. |
| Nallah | = | 05.00 M. |

No construction shall be allowed in parcel of land prone to floods.

18.6.16 Distance from Roads

Minimum distance of structures from National Highways, State Highways, Himachal Pradesh Public Works Department (PWD)'s Scheduled roads, Bye-Passes and other District roads shall be 15.00 M.

18.6.17 Distance from Electric lines

Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board (HPSEB Ltd.) Rules shall have to be maintained. The No Objection Certificate of the Competent Authority shall be required, if HT/LT line is crossing through the Complex.

18.6.18 Assessment of Power requirement

In case power requirement assessment exceeds 50 KW, proper space for installation of electric Transformer and Transmission Lines of 11 KV shall be provided in the layout Plan. The proposed space is to be got verified from the concerned Officer of the HPSEB Ltd. and accordingly No Objection Certificate alongwith verification at site shall have to be furnished.

18.6.19 Development of Infrastructure and its maintenance

- 18.6.19.1** The Developer shall construct roads & drains, lay electric & sewerage lines and shall make provision for disposal of solid waste etc. Suitable site has to be reserved for

placement of dumpers. The Provision of services infrastructure shall be made through a duct to be constructed on the sides of the internal roads.

18.6.19.2 The developer shall provide street light poles each at distance of 30.00 M. on both sides of the roads.

18.6.19.3 The provision of community overhead water reservoir has to be made in the complex.

18.6.19.4 All the infrastructural services shall be maintained by the Developer, till such time when a Society is formed and got registered by the stakeholders and residents of the Complex or a Municipality or Nagar Panchayat or Gram Panchayat takes over the maintenance pursuits of the area.

18.6.20 Supervision

The registered Architect from the Council of Architecture and Structural Engineer, Graduate in Civil Engineering with 3 years experience in Structural Engineering and the Town Planners shall be competent for supervisions of development of land as per provisions of Annexure-A of part II of the National Building Code of India, 2005.

18.6.201 Integration

Proper integration of the IT Park area shall have to be ensured with the surrounding uses and infrastructural provisions like roads, drainage, sewerage etc.

18.6.22 Preservation of Local Heritage and Hill Architecture

As far as possible local Heritage and Hill Architecture imperatives shall have to be ensured and incorporated in the designs in term of facades, sloping roofs, windows, doors, etc., in hilly areas.

18.6.23 Other Regulations and instructions as issued by the government from time to time shall be adhered strictly.

18.6.24 Moreover where any ambiguity in regulation is existing the Town and Country Planning Department will follow the UDPFI Guidelines and National Building Code.

18.7 REGULATIONS FOR INSTALLATION OF COMMUNICATION TOWERS

18.7.1 Definition

Communication Tower- shall include Antenna, fabricated Antenna, Antenna fixtures, tower erected on ground to install the telephone lines including transmission lines. This will not include the Antennas installed for domestic purpose, namely Television Antennas or Dish Antennas or Cable Antennas.

18.7.2 Application for Permission

Any person or stakeholder who intends to erect any communication tower shall make an application to the competent authority alongwith the following documents and requisite fee as prescribed:

- (i) Latest copy of Revenue documents namely tatima and jamabandi in original.
- (ii) Two copies of Location Plan in the scale of 1:1000 and Site Plan in the scale of 1:200. Location Plan should show the adjoining buildings and open spaces.
- (iii) Two copies of drawing of tower with complete details including the specifications of foundations and design parameters showing clearly the height of the tower along with its elevation.
- (iv) Affidavit from owner of the land containing his consent along with proof of ownership.
- (v) Structural Safety Certification of tower including its base by registered Civil Engineer, who should be Graduate in Civil Engineering from a recognized Indian or Foreign University or Corporate Member of Civil Engineering Division of the Institute of Engineers (India) with 3 years experience in Structural Engineering practice in designing and field work. The Soil Investigation Report from a registered Geologist.
- (vi) In case the tower is in the vicinity or adjoining to high or low voltage lines, then its horizontal and vertical distance from the same shall be clearly indicated in the drawings, which shall conform to the distances as prescribed in the National Building Code of India, 2005.
- (vii) Indemnity Bond to take care of any loss or injury due to accident caused by the tower to a person or property (including a declaration to the effect that the applicant shall take special precaution for fire safety and lightning and shall be solely responsible for paying all kinds of compensation and damages and would be responsible for any civil or criminal case arising there from) shall be submitted.
- (viii) Mobile Companies (duly registered) shall indicate the capacity of tower or Antennas in Mega Watt.
- (ix) In case the tower is proposed to be installed in the residential area or in vicinity thereof or near school or hospital or public or semi-public buildings, No Objection Certificate (NOC) from owners of adjoining buildings or the concerned Institution or requisite stakeholders, as the case may be, shall be submitted.
- (x) No Objection Certificate for noise pollution from the Himachal Pradesh State Environment Protection and Pollution Control Board shall be submitted.
- (xi) In case the Mobile tower is proposed to be installed in the vicinity of any Airport, No Objection Certificate from the Airport Authority of India shall be submitted.
- (xii) In the case of erection of towers in the border areas of the State, No Objection Certificate from the Defense or the Police Authorities as the case may be, shall be submitted.

18.7.3 Fee

Installation and renewal fee shall be deposited at the following rates:-

- (i) **Municipal Corporation, Areas:-** One time installation Fee @ Rs. 20,000/- per tower and Annual Renewal Fee @ Rs. 10,000/- per annum per tower.

- (ii) **Urban Areas:-** One time installation Fee @ Rs. 15,000/- per tower and Annual Renewal Fee @ Rs. 8,000/- per annum per tower.
- (iii) **Rural areas of Planning Areas and Special Areas:-** One time installation Fee @ Rs. 10,000/- per tower and Annual Renewal Fee @ Rs. 5,000/- per annum per tower.
- (iv) **Areas located in Tribal or Difficult Areas:-** One time installation Fee @ Rs. 4,000/- per tower and Annual Renewal Fee @ Rs. 2,000/- per annum per tower.
- (v) There shall be an option for lump sum payment of renewal fee given in a block of 5 years (with 40% discount for upfront payment of the entire amount including renewal fees for 5 years).
- (vi) An additional amount @ 60% shall be levied for every additional Antenna which shares the same tower.

Note:-

The renewal fee shall be increased by 25% after every five years. The period of five years shall be counted from the date of commencement of The Himachal Pradesh Town and Country Planning Rules, 2014.

18.7.4 Location

Location of communication towers is governed by the Radio frequency system. The Cellular Operators shall avoid residential areas for erection of the same. The location for erection of towers shall be decided as follows:-

- (i) First preference shall be given to the location of tower in the open or public areas away from the residential locations.
- (ii) Where it is not possible to avoid the location in residential area, the same shall be erected in open space or park, with prior consent of owners of adjoining residential houses.
- (iii) Erection of tower shall not be allowed within a radius of 100 M from residential buildings, schools and hospitals.

18.7.5 Installations

- (i) In order to avoid any eventuality due to thunderstorm, lightning conductors have to be installed with proper earthening.
- (ii) Generator set installed at the tower site to cater to the power requirements of the Antenna shall conform to the noise and emission norms prescribed by the Himachal Pradesh State Environment Protection and Pollution Control Board.

18.7.6 Set Backs

- (i) The distance equivalent to the height of tower shall be left as set backs around the tower.
- (ii) The distance of communication tower from electric lines or poles or electric transmission towers there of shall not be less than the height of tower plus requisite

distance from respective high or low voltage lines. The horizontal and vertical distance from high or low voltage lines shall conform to the distances as prescribed in the National Building Code of India, 2005.

18.7.7 Sharing of Towers.

The Telecom Operators may share the towers for fixing their respective Antennas subject to structural safety to be certified by the registered Civil Engineer. The Telecom operators shall adhere to the prescribed technical requirements, so as to curtail multiplicity of towers as well as to optimize the use of the existing ones.

18.7.8 Deemed Approval

A final decision for allowing permission or rejection for erection of a communication tower shall be taken within 30days from the date of submission of all the documents by the applicant. In case the documents submitted or permission are complete in all respects and decision is not conveyed within 30days, deemed permission shall be assumed, provided that the same is in accordance with these Rules and Regulations.